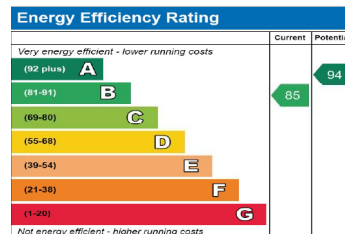


Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Locko Road, Spondon, DE21 7AP | Freehold

An individually built detached family home occupying a corner plot in a prime position on the ever-popular Locko Road in Spondon. Offered for sale with no upward chain, this property features a spacious dining kitchen,

- Individually Designed Four Bedroomed Home
- No Upward Chain, Ideal Family Home
- Two Reception Rooms And Spacious Dining Kitchen
- EPC Rating B, Standard Construction
- Reception Hallway, Cloakroom/WC, Utility Room



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



A Moving Experience...

Full Description:

An individually built detached family home occupying a corner plot in a prime position on the ever-popular Locko Road in Spondon. Offered for sale with no upward chain, this property features a spacious dining kitchen, well proportioned living room, two bath/en-suite shower rooms, ample off-road parking garage. This superb home provides excellent space for family living and represents an ideal opportunity for those seeking a quality property in a desirable area.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, utility room, bay fronted lounge, fitted dining kitchen and study.

To the first floor, the landing leads to four bedrooms, including a master bedroom with en-suite facilities, along with a modern family bathroom.

Situated on the prestigious Locko Road, one of Spondon's most sought-after addresses, this property enjoys a fantastic location that perfectly blends village charm with everyday convenience. Spondon itself offers a welcoming community atmosphere with a wide range of amenities including independent shops, supermarkets, cafes, well-regarded schools, and excellent public transport links.

Room Measurements & Details:

Entrance Hallway: (12'4" x 6'1") 3.76 x 1.85

Study/Office: (6'5" x 7'0") 1.96 x 2.13

Cloaks/WC: (3'4" x 7'0") 1.02 x 2.13

Living Room: (15'7" x 10'10") 4.75 x 3.30

Dining Kitchen: (9'10" x 25'1") 3.00 x 7.65

Utility Room: (5'2" x 7'0") 1.57 x 2.13

First Floor Landing: (5'6" x 10'2") 1.68 x 3.10

Bedroom One: (11'0" x 10'11") 3.35 x 3.33

En-Suite Shower Room: (3'11" x 7'4") 1.19 x 2.24

Bedroom Two: (11'3" x 10'2") 3.43 x 3.10

Bedroom Three: (11'1" x 10'3") 3.38 x 3.12

Bedroom Four: (10'5" x 7'5") 3.17 x 2.26

Bathroom: (6'5" x 6'9") 1.96 x 2.06

Outside:

The rear garden is enclosed and mainly laid to lawn and incorporates a paved patio area.

There is a block paved driveway providing off-road parking for several vehicles and access to a GARAGE 19'9" x 9'7" with up and over door, light and power.

