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A Moving Experience



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 15th April 2026**



**LANCASTER WALK, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Superbly Appointed And Beautifully Presented Detached Home
- > Thoughtfully Extended To Provide Particularly Spacious Accommodation
- > Contemporary Open Plan Living/Dining Kitchen With Integrated Appliances
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

This superbly appointed and beautifully presented detached family home has been thoughtfully extended to offer exceptionally spacious accommodation. Having undergone a comprehensive programme of improvements in recent years, the property now provides a high standard of modern living throughout. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer. Benefiting from replacement uPVC double glazing, composite doors, and bi-folding doors to the living/dining kitchen, the accommodation briefly comprises: a reception hallway, a refitted cloakroom/WC, a pleasant living room with a feature wood-burning stove, and a contemporary, extended, and spacious open-plan living/dining kitchen with integrated appliances, quartz work surfaces, underfloor heating and built-in ceiling speakers which connect to the tv/radio/bluetooth. There is also a utility room with matching quartz work surfaces. To the first floor, the landing provides access to four bedrooms. The principal bedroom benefits from a refitted en-suite shower room, while bedroom two also features an en-suite shower room. A stylish family bathroom completes the first-floor accommodation.

### Room Measurement & Details

Entrance Hallway: (5'6" x 9'10") 1.68 x 3.00

Cloaks/WC: (2'9" x 3'9") 0.84 x 1.14

Living Room: (10'3" x 21'0") 3.12 x 6.40

Open Plan Living/Dining Kitchen:

Kitchen/Living Area: (18'4" x 10'6") 5.59 x 3.20

Living/Dining Area: (17'3" x 15'6") 5.26 x 4.72

Utility Room: (9'1" x 4'3") 2.77 x 1.30

First Floor Landing:

Bedroom One: (9'4" x 13'7") 2.84 x 4.14

En-Suite Shower Room: (6'10" x 4'0") 2.08 x 1.22

Bedroom Two: (10'0" x 8'11") 3.05 x 2.72

En-Suite Shower Room: (7'6" x 4'5") 2.29 x 1.35

Bedroom Three: (7'8" x 12'7") 2.34 x 3.84

Bedroom Four (Currently Used As A Dressing Room): (10'1" x 7'5") 3.07 x 2.26

Family Bathroom: (8'6" x 7'10") 2.59 x 2.39

Outside:

Off-road parking is provided to the front elevation and access to a GARAGE (9'1" x 12'2") with up and over door, light, power and courtesy door to the side elevation. The garage also houses a Viessmann central heating boiler. There is gated access to the side elevation leading to the enclosed rear garden having a full width paved patio with artificial lawned area beyond together with cold water tap and lighting.

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.

**KFB**—These details are given in good faith but do not form part of any offer or contract. Information should be independently

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,603 ft <sup>2</sup> / 149 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,050		
<b>Title Number:</b>	DY33305		

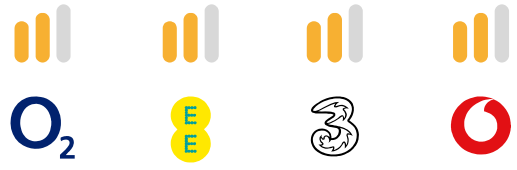
## Local Area

<b>Local Authority:</b>	Derby city	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>9</b>	<b>52</b>	<b>1000</b>
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			



**Mobile Coverage:**  
(based on calls indoors)

**Satellite/Fibre TV Availability:**



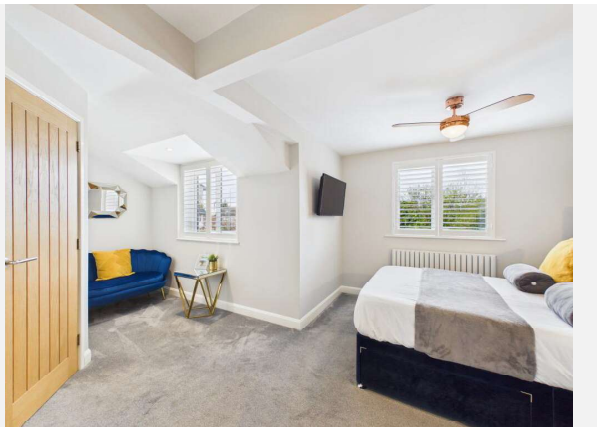
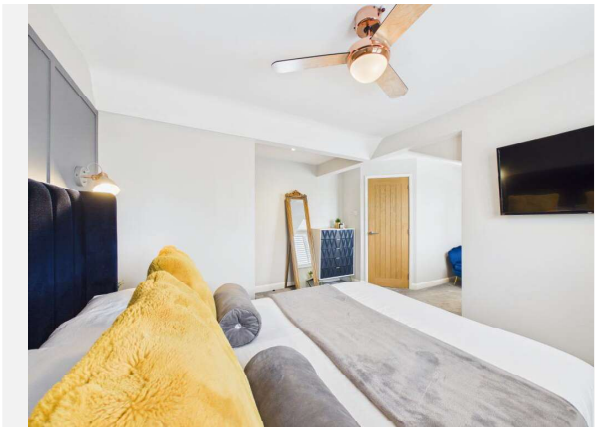
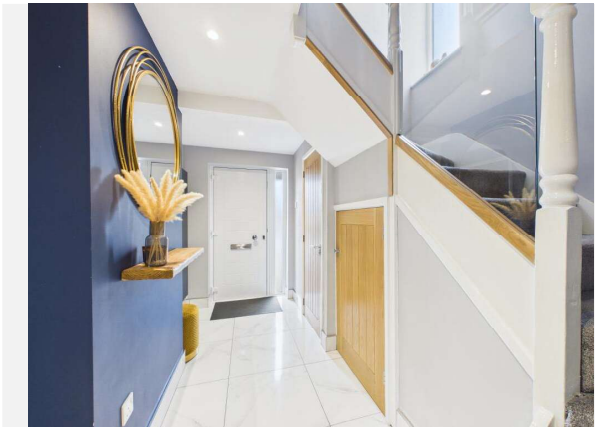
Planning records for: *Lancaster Walk, Spondon, Derby, DE21*

<b>Reference - 08/18/01308</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th August 2018
<b>Description:</b> Erection Of Dwelling House And Detached Garage, Change Of Use Of Part Of Access Road To Garden Areas, Single Storey Side Extension To 9 Lancaster Walk (Garage) And Alterations To Vehicle Access - Discharge Of Conditions 6,7,8,9,10 & 11OF Previously Approved Application Code No. DER/11/15/01448
<b>Reference - 11/15/01448</b>
<b>Decision:</b> Permitted
<b>Date:</b> 28th January 2016
<b>Description:</b> Erection Of Dwelling House And Detached Garage, Change Of Use Of Part Of Access Road To Garden Areas, Single Storey Side Extension To 9 Lancaster Walk (Garage) And Alterations To Vehicle Access
<b>Reference - 19/01256/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th August 2019
<b>Description:</b> First/two storey side extension and single storey rear extension to dwelling house (enlargement of kitchen, dining room, dressing room and bathroom)

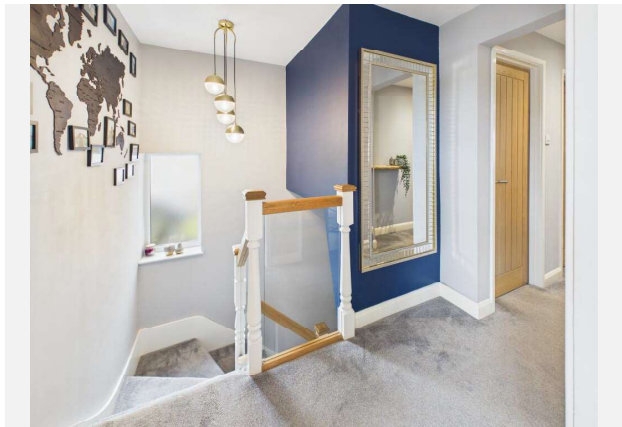
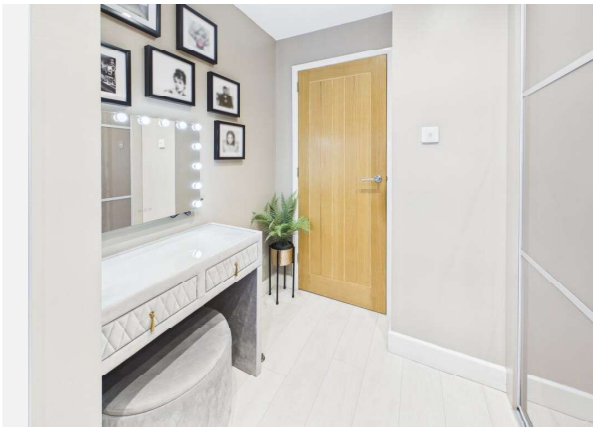
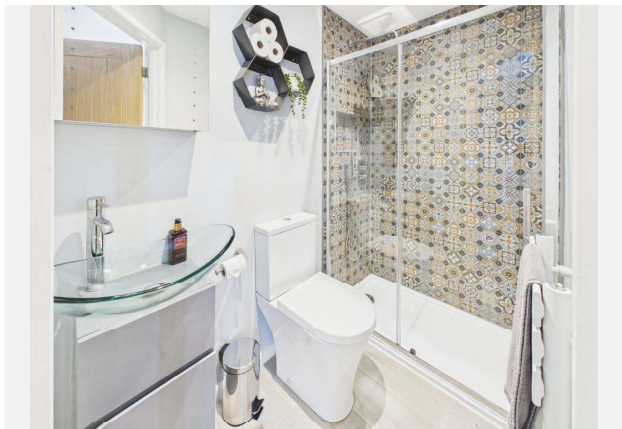
# Gallery Photos



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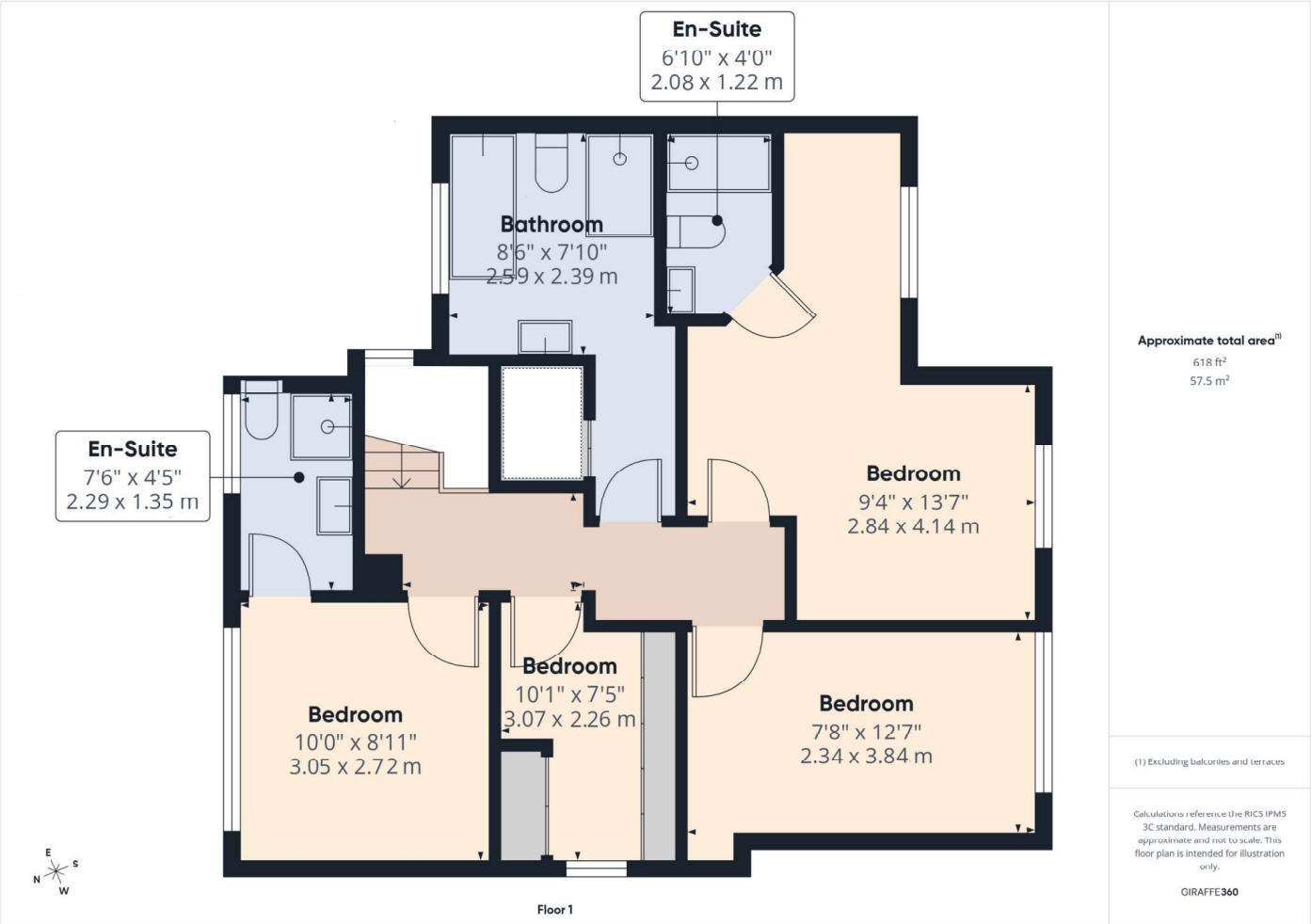




## LANCASTER WALK, SPONDON, DERBY, DE21



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# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

**C**

Valid until 09.04.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   c	75   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	149 m <sup>2</sup>



## Hannells

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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

## Financial Services

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Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



## Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

## Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

## Testimonial 3

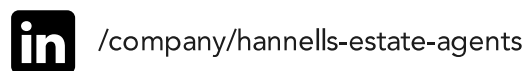


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



# Hannells

## Data Quality

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