



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



LANCASTER WALK, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Modern Three Bedroom Detached
- > Ideal Family Home, No Upward Chain
- > Off Road Parking For A Number Of Vehicles
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

A modern three-bedroom detached property offered for sale with no upward chain. Ideally suited to a range of buyers, the property combines well-proportioned accommodation with excellent parking provision, including a driveway to the front and further gated parking. The double glazed and centrally heated accommodation briefly comprises entrance porch, reception hallway, ground floor WC, spacious lounge/dining room, fitted kitchen and a useful conservatory providing additional living space and access to the garden. To the first floor are three well-proportioned bedrooms, together with a shower room and landing. Externally, the property benefits from a driveway providing off-road parking to the front, with further gated parking offering particularly useful additional space for vehicles. The enclosed rear garden provides a pleasant outdoor area for relaxing and entertaining, while the overall plot offers a good balance of practicality and low-maintenance living.

Room Measurement & Details

Porch: (5'10" x 3'0") 1.78 x 0.91

Hallway: (12'8" x 4'8") 3.86 x 1.42

WC: (4'4" x 2'6") 1.32 x 0.76

Lounge Dining Room: (20'8" x 10'0") 6.30 x 3.05

Kitchen: (9'2" x 7'6") 2.79 x 2.29

Conservatory: (14'3" x 6'10") 4.34 x 2.08

Landing:

Bedroom: (10'1" x 8'10") 3.07 x 2.69

Bedroom: (11'6" x 9'3") 3.51 x 2.82

Bedroom: (9'2" x 7'6") 2.79 x 2.29

Shower Room: (7'7" x 4'3") 2.31 x 1.30

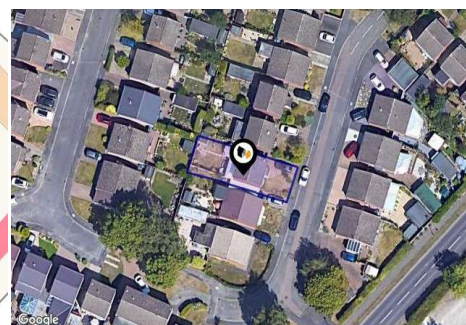
Buyer Information:

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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.
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Property Overview

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A Moving Experience

 street-view-image



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY23479		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

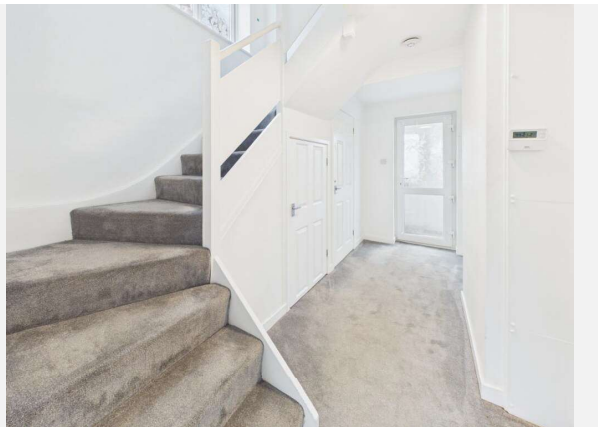
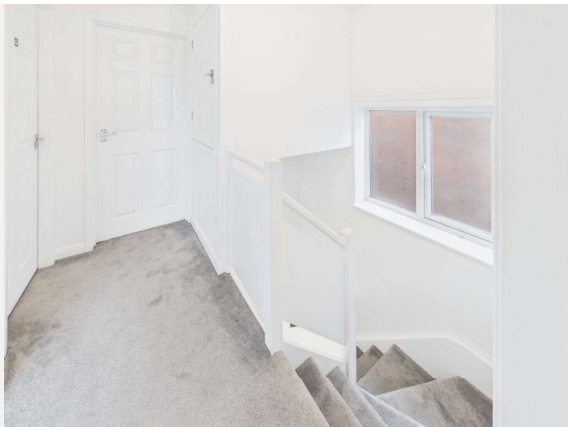
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Mobile Coverage: (based on calls indoors)



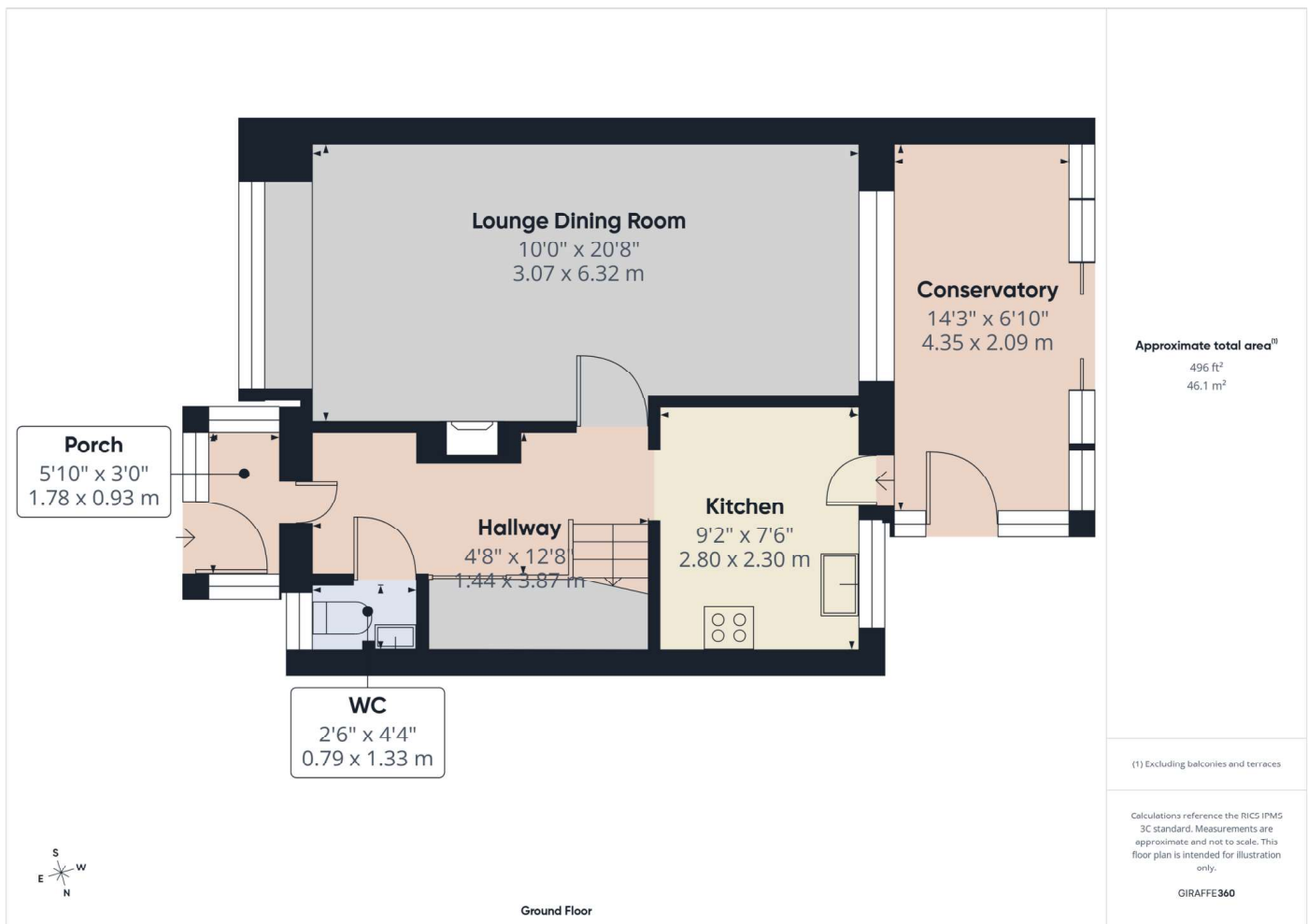
Satellite/Fibre TV Availability:



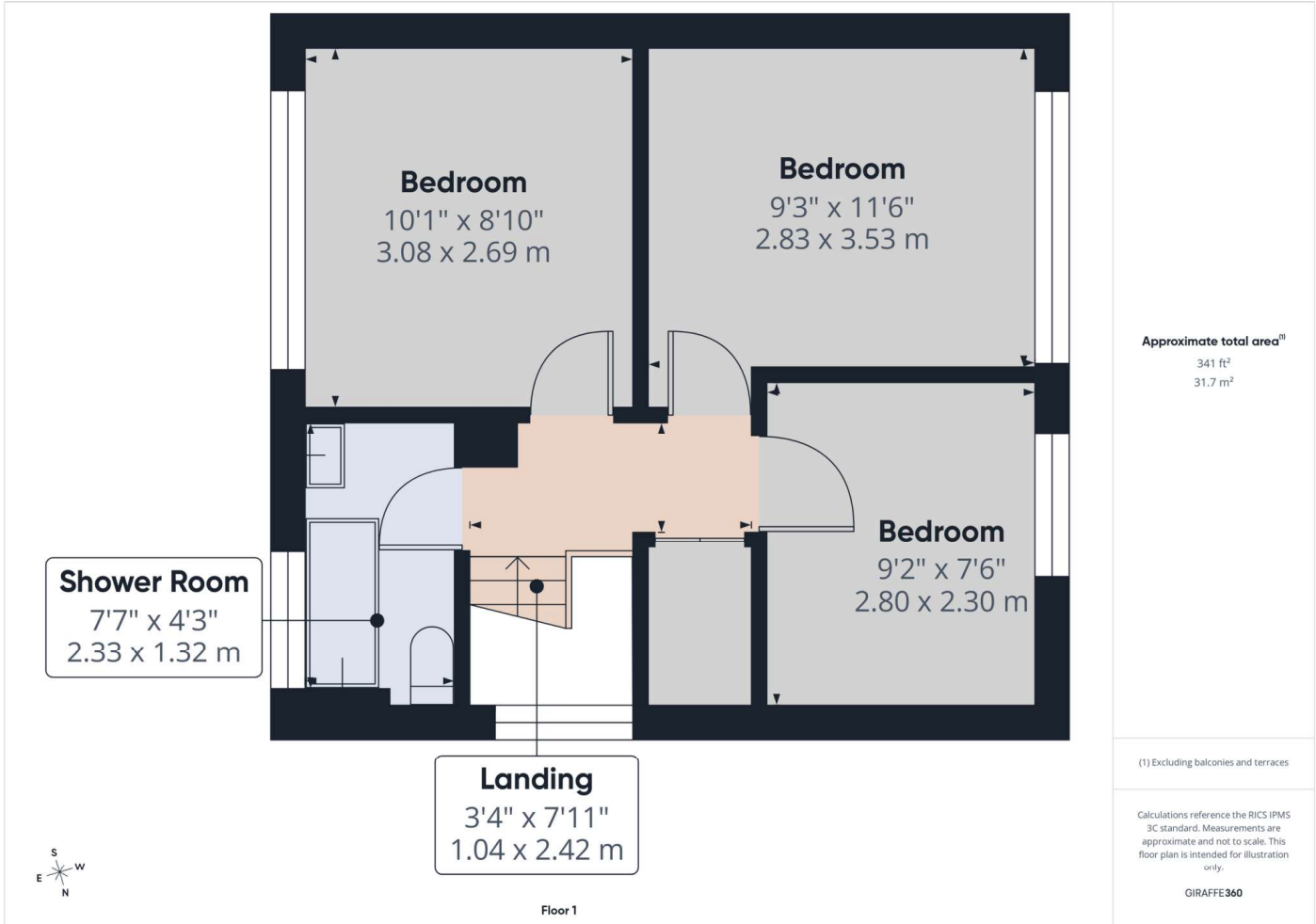




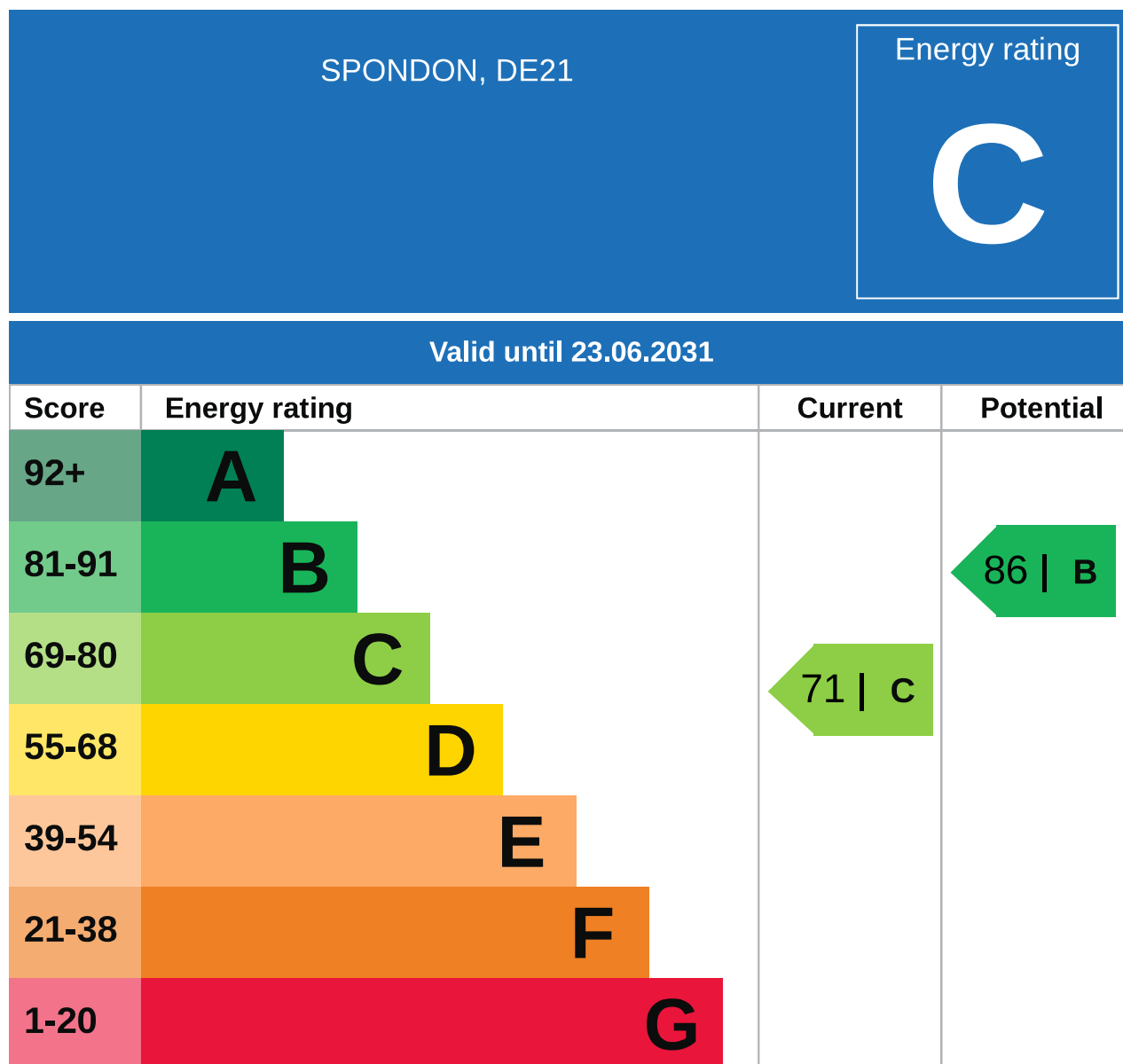
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²



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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

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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.



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Data Quality

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