

Locko Road

Spondon, Derby, DE21 7AR

John German



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Offers in excess of £575,000

Stylish modern home located on one of Spondon's most sought-after streets on the edge of the village with some of the best far reaching views and a westerly aspect enjoying the last of the days sunshine and fabulous sunsets. Extensive accommodation is perfect for a large family and great for hosting.



This 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.

For those who commute, the area provides quick and easy access to Derby city centre, as well as major routes such as the A52, A50, and M1, making it ideal for travelling further afield. Nearby green spaces and countryside walks such as those around Locko Park - add to the area's appeal, offering a peaceful retreat just moments from the doorstep.

Entrance to the property is via a spacious entrance hall with built-in cloaks cupboards, stairs leading to the first floor, wood flooring and doors leading off to the ground floor living spaces. The guest cloakroom is fitted with a low flush WC and a vanity wash basin with storage beneath.

The living room has a lovely, curved bay window overlooking the front elevation with the original parquet flooring and a log burning stove. The study also overlooks the front whilst to the rear is the spectacular living dining kitchen which has been substantially extended with a lantern skylight and bi-fold doors opening onto the rear terrace. Underfloor heating runs throughout the space underneath a tiled floor with a generous living area and dining area with built-in bench seating. There are a stylish modern range of shaker style base units, contrasting island unit, quartz worktops, inset sink with mixer tap, integrated dishwasher and tall larder units house double ovens and a slot in American style fridge freezer. The utility room is fitted with co-ordinating base and eye level units with quartz worktops, sink unit with mixer tap, open shelving and a door to the outside.

On the first floor are three excellent double bedrooms, two of which enjoy stunning rear facing views whilst the front bedroom has a curved bay window to match the one below. The family bathroom is fitted with a charming period style suite featuring a claw foot roll top bath with shower over and fitted shower screen, low flush WC and a vanity wash basin with storage beneath.

On the second floor is a generous master bedroom with large rear facing windows which make the most of those spectacular views and there are two built-in double wardrobes plus an en-suite shower room fitted with a double shower, low flush WC and vanity wash basin with storage beneath.

Outside the property is set back from the road behind a generous gravelled parking area with gates to the left and right hand side. Gated access at the side of the property leads to the utility room and into the games room. The rear garden has been landscaped to include a paved terraced seating area adjacent to the rear of the house with lovely views and steps leading down to a well kept lawn with herbaceous borders and a gravelled BBQ area. Further steps lead to a sunken pathway which leads to a generous timber garden shed, power connected. The former garage has been converted into a useful games room/home gym with patio doors opening out onto the upper terrace.

Agents note: An application has been made to develop some of the land close to the property, although this is not directly behind the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







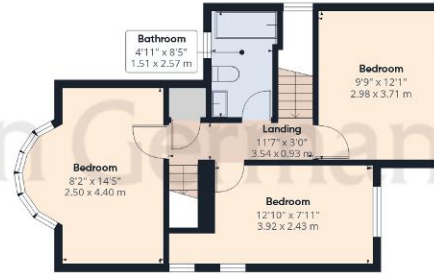


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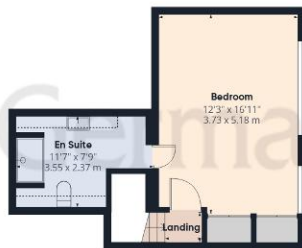




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1862 ft²
 172.7 m²

Balconies and terraces

299 ft²
 27.8 m²

Reduced headroom

15 ft²
 1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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