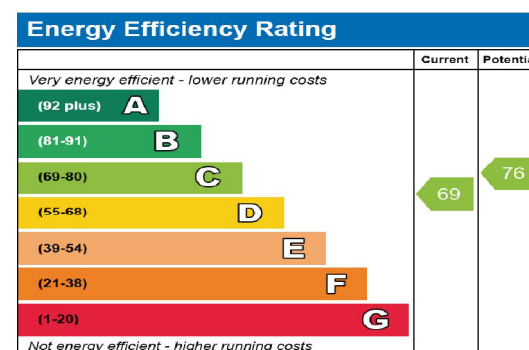




View This Property!

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.

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.

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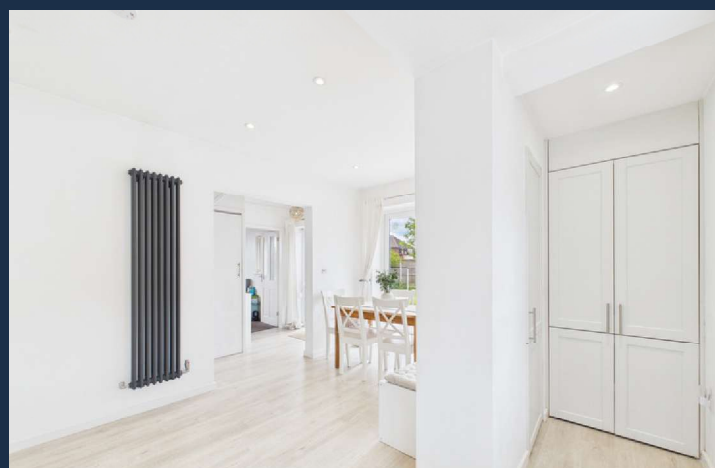


1 The Pingle, Spondon, DE21 7RD |

A traditional three-bedroom bay-fronted semi-detached home, which has been extended on the ground floor and offers further potential for extension, if required, subject to the necessary planning permissions. The property benefits from a open-plan living/dining kitchen and off-road parking.

- Well-Appointed And Presented Semi-Detached Home
- Extended Accommodation With Further Scope To Extend (Subject to PP)
- Off-Road Parking For Two Vehicles
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold





1 The Pingle, Spondon, DE21 7RD

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway opening to an extended open plan living/dining kitchen, bay-fronted living room and rear lobby with access to a bathroom with a three piece suite.

To the first floor the landing provides access to three bedrooms.

Outside, there is a block-paved driveway providing off-road parking for two vehicles and there is an enclosed garden to the side.

Room Measurements & Details:

Side Entrance Hallway: (5'8" x 11'4") 1.73 x 3.45

Living Room: (12'1" x 14'4") 3.68 x 4.37

Living/Dining Kitchen: (13'2" x 14'3") 4.01 x 4.34

Bathroom: (7'4" x 5'10") 2.24 x 1.78

First Floor Landing: (5'9" x 4'7") 1.75 x 1.40

Bedroom One: (12'1" x 14'3") 3.68 x 4.34

Bedroom Two: (10'7" x 7'11") 3.23 x 2.41

Bedroom Three: (7'6" x 6'2") 2.29 x 1.88

Outside:

There is a block-paved driveway providing off-road parking for two vehicles together with car charging point.

There is gated access leading to a good size enclosed garden to the side elevation being mostly laid to lawn and incorporates a patio area.

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

