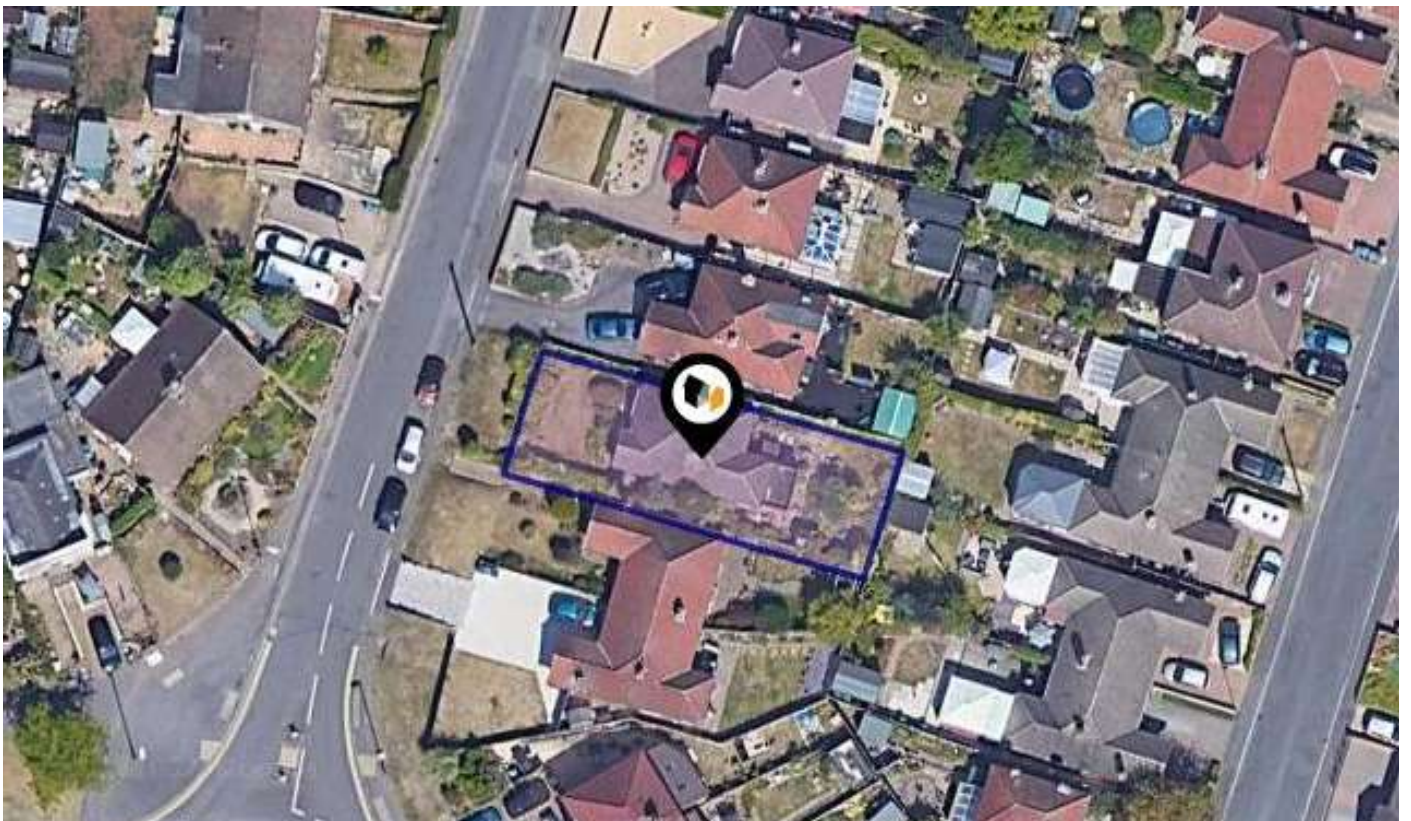




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 21st April 2026**



## LODGE LANE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Highly Attractive And Deceptively Spacious Detached Bungalow
- > Extended To The Elevation
- > Undergone A Comprehensive Modernisation/Improvement
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

A highly attractive and deceptively spacious detached bungalow, which has undergone a comprehensive programme of modernisation and improvement. Early viewing is strongly recommended to fully appreciate the quality and extent of the accommodation on offer. The property has been extended and benefits from a recently installed combination boiler with gas central heating, complete rewiring, and replacement uPVC double-glazed windows and doors. Further enhancements include a stylish refitted breakfast kitchen and shower room, along with new floor coverings and contemporary décor throughout. In brief the accommodation comprises:- reception hallway, living room with French doors to the rear garden, refitted breakfast kitchen, three bedroom and stylish shower room. Outside, there is a block paved driveway providing off-road parking and an enclosed rear garden. Lodge Lane is conveniently positioned for Spondon and its range of amenities, including local shops, schools, Spondon railway station, and transport links, while also offering easy access to Derby City Centre and the A52.

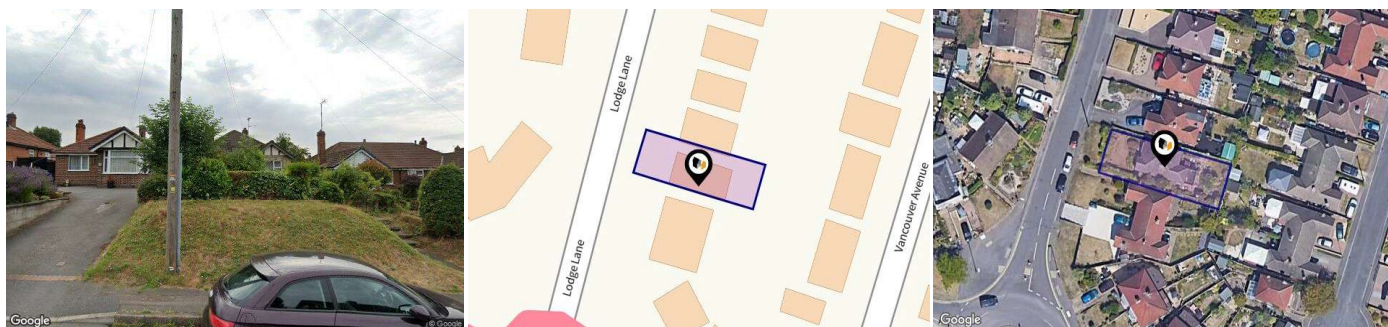
### Room Measurement & Details

- Entrance Hallway: (3'1" x 26'2") 0.94 x 7.98
- Living Room: (10'11" x 13'7") 3.33 x 4.14
- Breakfast Kitchen: (10'7" x 15'6") 3.23 x 4.72
- Bedroom One: (10'10" x 15'8") 3.30 x 4.78
- Bedroom Two: (7'10" x 11'10") 2.39 x 3.61
- Bedroom Three: (7'6" x 11'6") 2.29 x 3.51
- Shower Room: (7'9" x 5'3") 2.36 x 1.60

### 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.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	828 ft <sup>2</sup> / 77 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,050		
<b>Title Number:</b>	DY8353		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>20</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

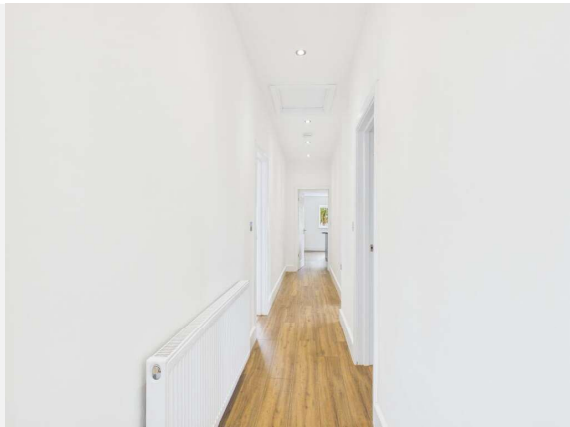
### Mobile Coverage: (based on calls indoors)

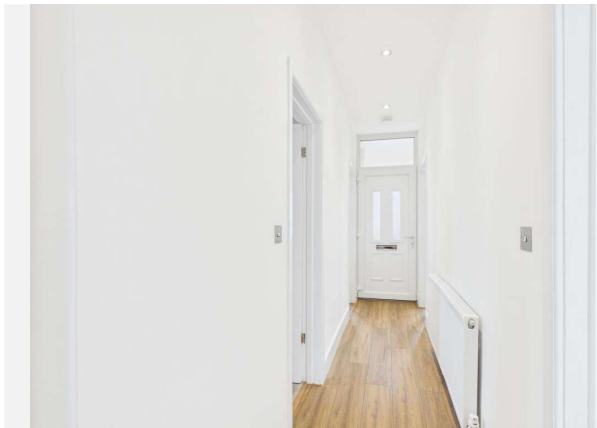
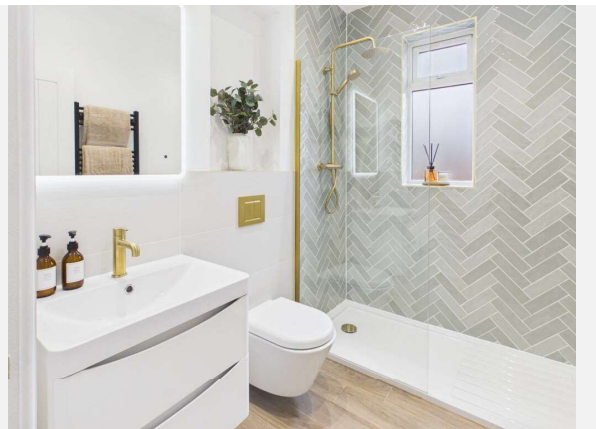


### Satellite/Fibre TV Availability:



# Gallery Photos





## LODGE LANE, SPONDON, DERBY, DE21



# Property EPC - Certificate



Spondon, DE21

Energy rating

# D

Valid until 24.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	77 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.



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# Hannells

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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