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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th November 2026



LOCKO ROAD, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Bay-Fronted Semi-Detached Home Within A Sought After Location
> No Upward Chain, Ideally Family Home
> Off-Road Parking, Garage And Mature Rear Garden
> EPC Rating D, Standard Construction
> Council Tax Band B, Freehold

Property Description
A traditional bay-fronted semi-detached family home, occupying a sought-after position on the outskirts of Spondon. Offered for sale with no upward chain, this spacious property presents an excellent opportunity for a growing family, with further potential to extend, subject to the necessary planning permissions. The property benefits from off-road parking, a garage and a mature rear garden, providing an ideal setting for family living and outdoor entertaining. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, living room, dining room with French doors to the rear garden and refitted kitchen. To the first floor the landing provides access to three bedrooms (two double) and white bathroom with a three piece suite. There is a staircase to the second floor providing access to a double attic room. Outside, there are gardens to both front and rear elevations. A driveway provides off-road parking. There is also the benefit of a garage and good size mature garden to the rear elevation.

Room Measurement & Details
Entrance Hall: (12'0" x 6'4") 3.67 x 1.92
Living Room: (13'3" x 11'5") 4.03 x 3.47
Dining Room: (12'4" x 11'0") 3.76 x 3.36
Kitchen: (8'10" x 6'11") 2.69 x 2.10
First Floor Landing: (9'9" x 6'10") 2.96 x 2.09
Bedroom: (12'3" x 10'11") 3.74 x 3.33
Bedroom: (11'4" x 10'1") 3.46 x 3.08
Bedroom: (7'7" x 7'4") 2.31 x 2.23
Bathroom: (6'10" x 6'1") 2.08 x 1.86
Landing: (3'5" x 2'6") 1.05 x 0.76
Attic Room: (13'11" x 11'3") 4.25 x 3.43

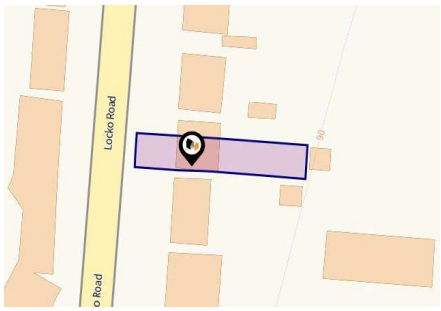
Outside:
There are mature gardens to both front and rear elevations, the front is laid mainly to lawn with a selection of mature shrubs and trees. A driveway to the side elevation provides off-road parking and access to a GARAGE. There is a good-size mature garden to the rear elevation.

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,119 ft^2 / 104 m^2		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY485145		

Local Area

Local Authority: Derby

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

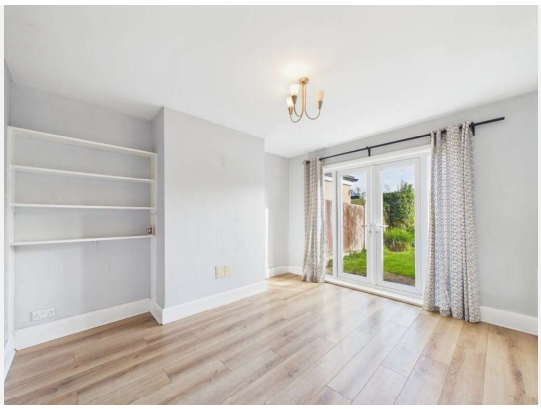
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

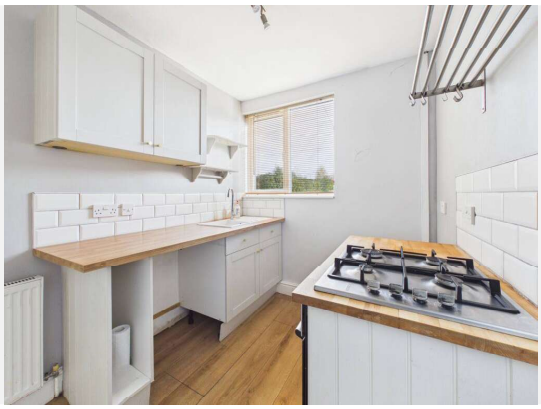
Gallery
Photos

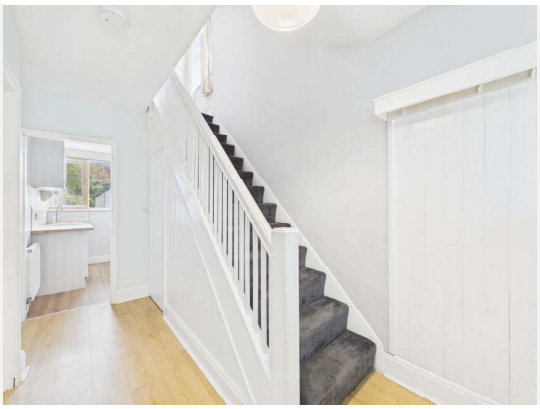


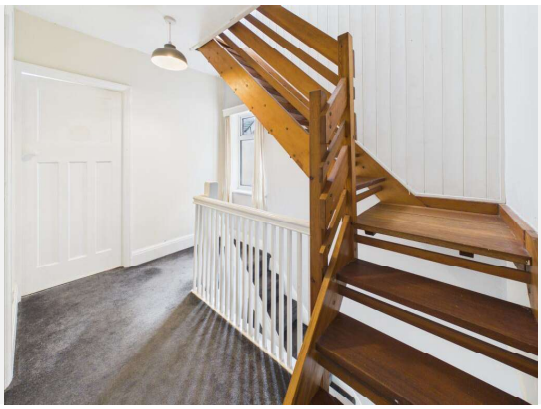














Gallery
Photos

















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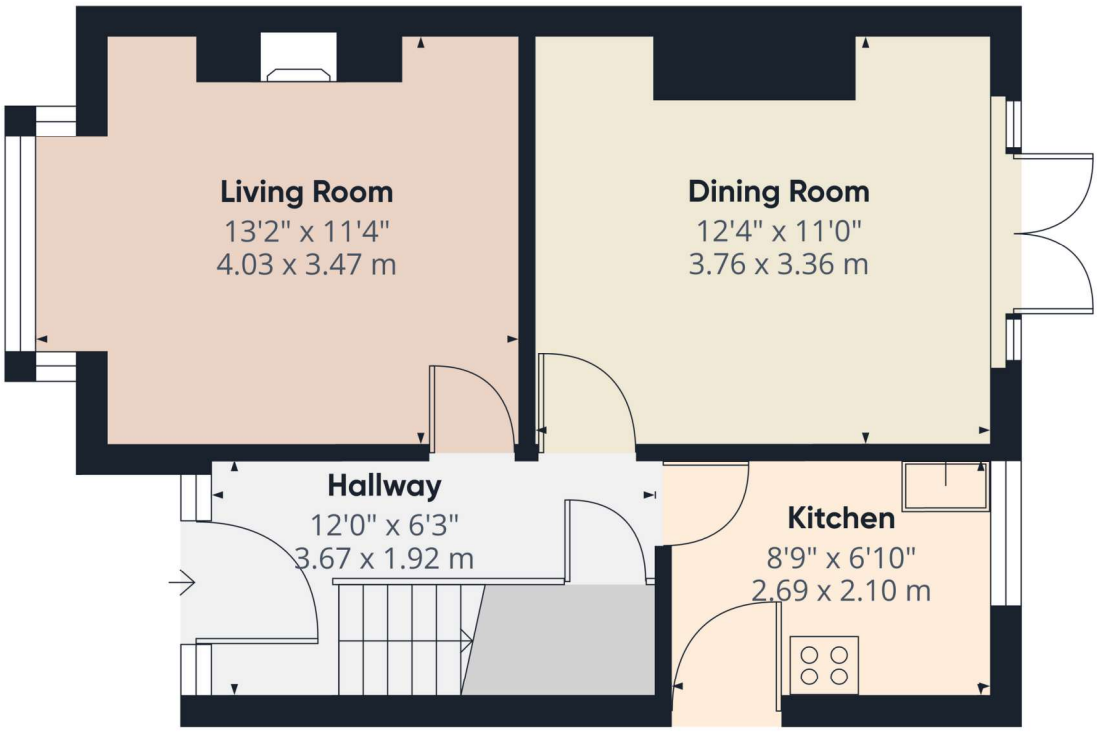




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Gallery
Floorplan

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Ground Floor

Approximate total area(1)
411 ft²
38.2 m²

(1) Excluding balconies and terraces

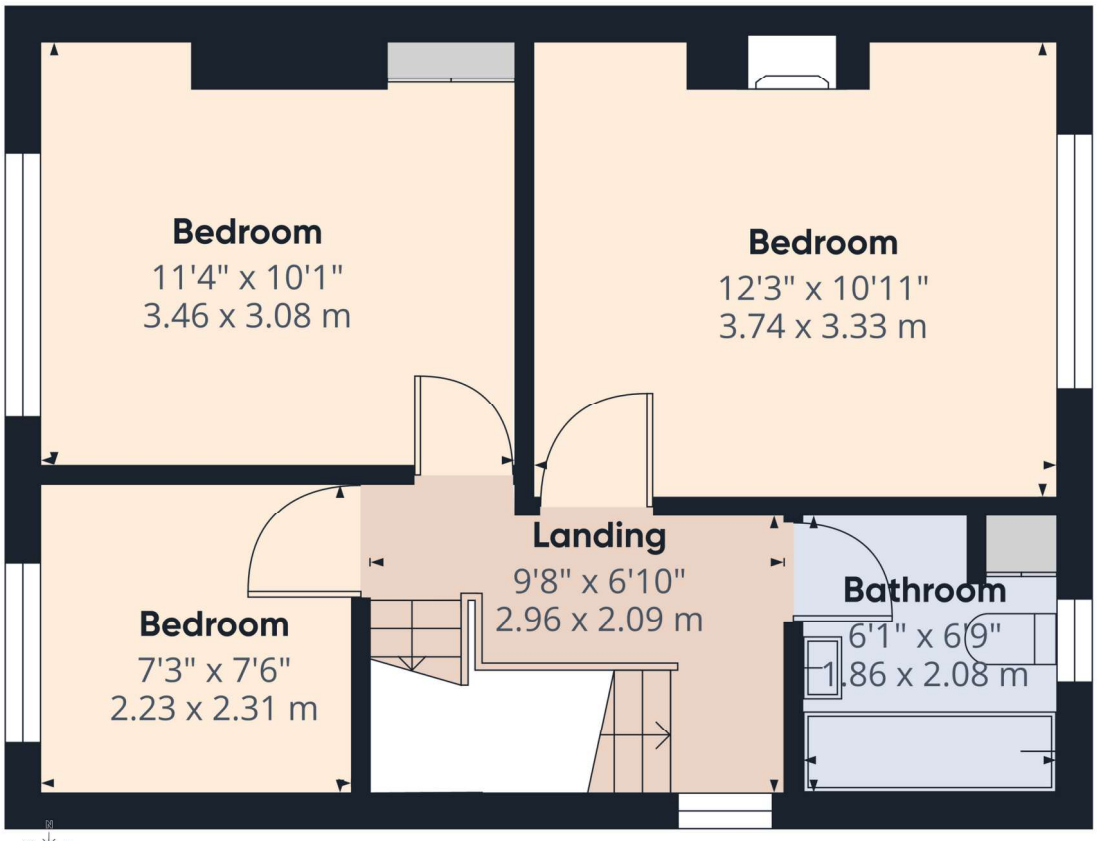
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

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Floor 1

Approximate total area(1)
384 ft²
35.7 m²

(1) Excluding balconies and terraces

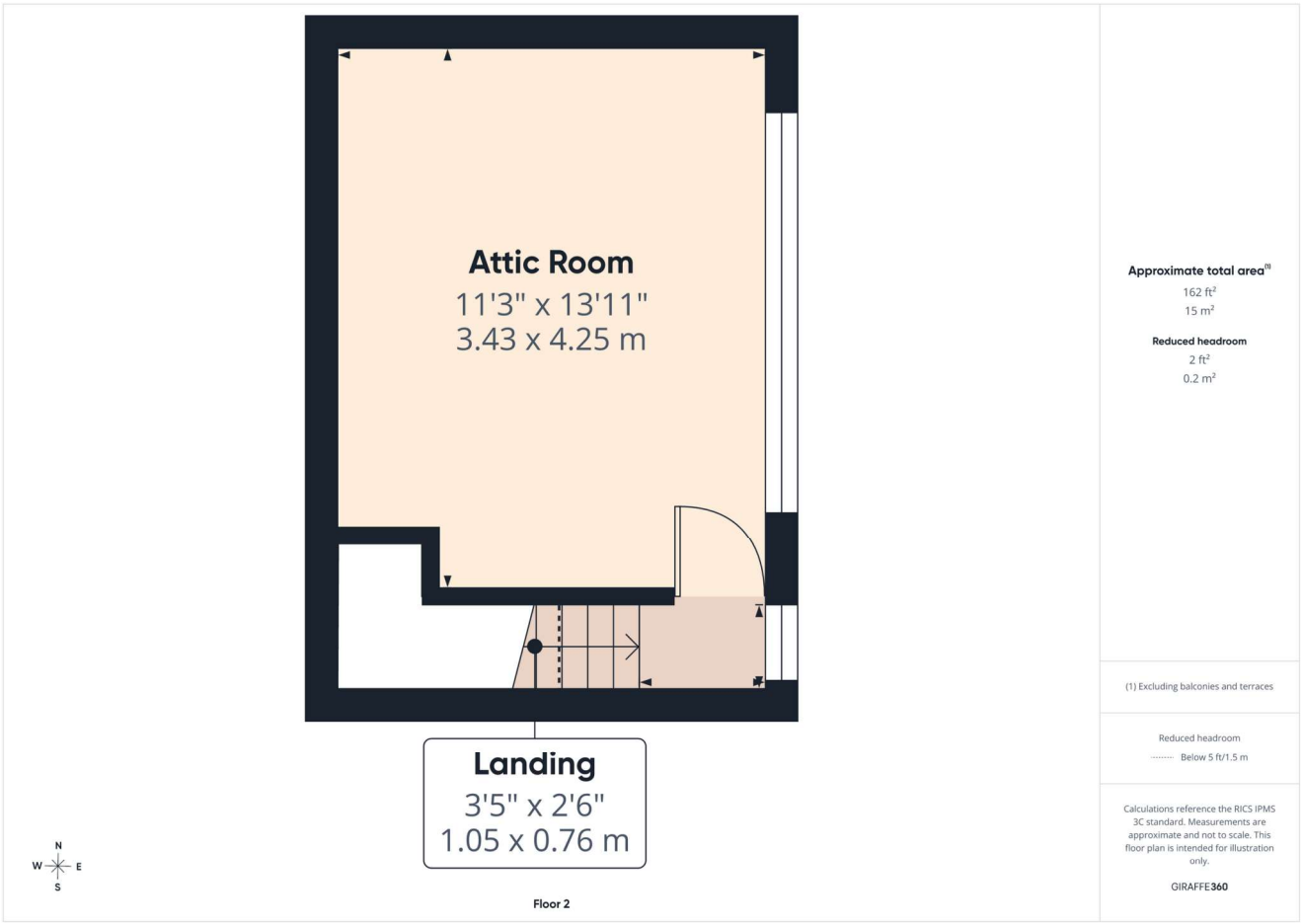
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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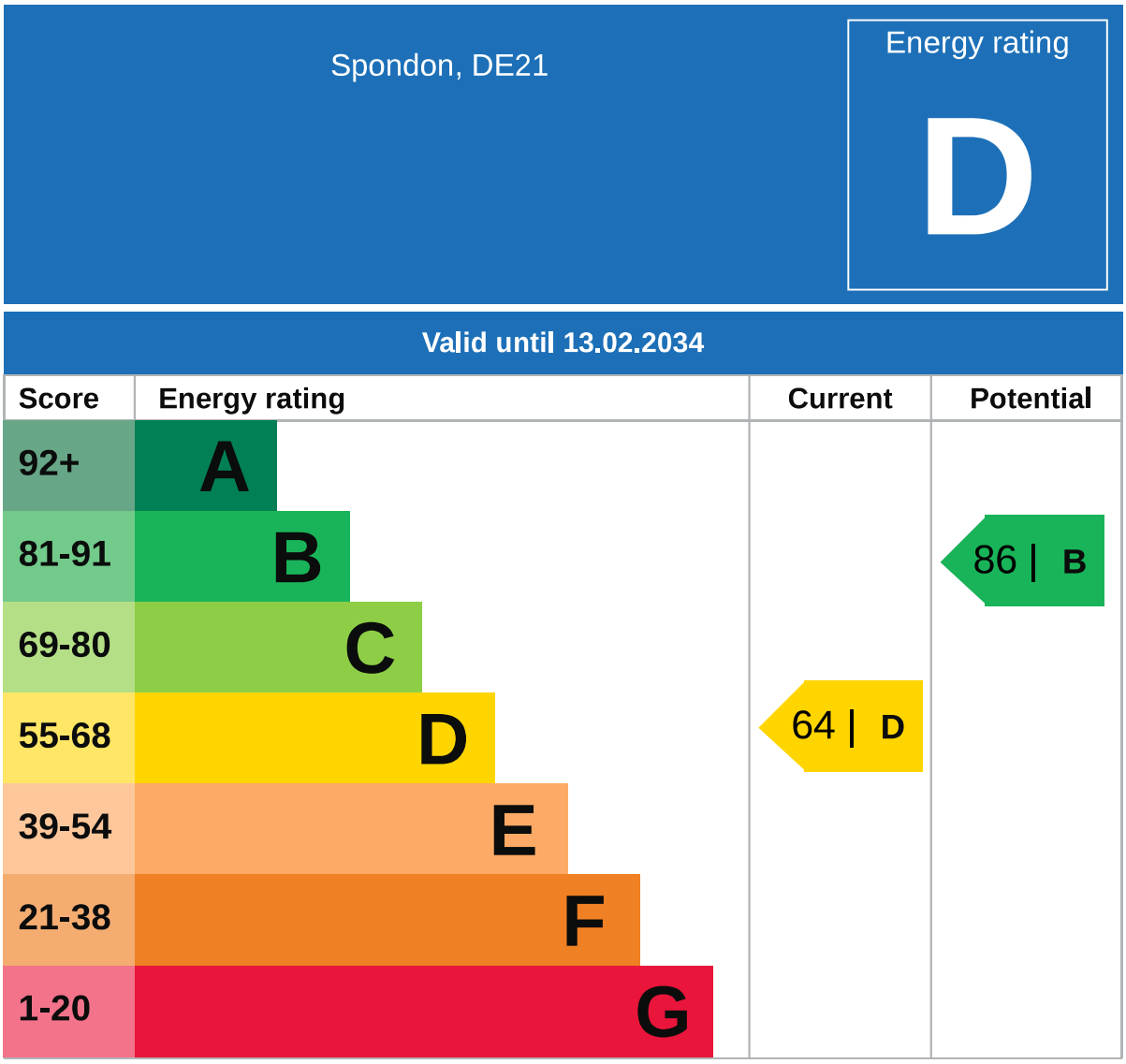
Gallery
Floorplan

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Suspended, no insulation (assumed)
Total Floor Area:	104 m^2

Hannells

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

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.

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Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

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