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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 26th August 2026**



**LOCKO ROAD, SPONDON, DERBY, DE21**

## Hannells

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### Useful Information:

- > Deceptively Spacious And Particularly Versatile Detached Family Home
- > Much Sought After Residential Location
- > Four Reception Rooms, Four Bedrooms, Master Having An En-suite Shower Room
- > EPC Rating D, Standard Construction
- > Council Tax Band D, Freehold

### Property Description

A deceptively spacious and particularly versatile detached family home, occupying a sought-after position in the heart of Spondon. The property offers generously proportioned and flexible accommodation, including four reception areas, a fitted kitchen and four bedrooms. The master bedroom benefits from an en-suite, while externally there is ample off-road parking. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, cloakroom/wc, dining room, fitted kitchen, living room with feature wood burning stove and two further reception rooms, one currently used as a playroom and one as a music room. To the first floor the landing provides access to four well-proportioned bedrooms, master having an en-suite shower room and family bathroom. Outside, there is ample off-road parking to the front elevation for several vehicles and an enclosed rear garden. Locko Road is well situated for Spondon village and its range of amenities together excellent access for local school and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Entrance Hall:

Cloaks/WC: (4'2" x 3'7") 1.27 x 1.09

Living Room: (10'2" x 15'10") 3.10 x 4.83

Reception Room: (8'6" x 11'9") 2.59 x 3.58

Further Reception Room: (10'2" x 15'0") 3.10 x 4.57

Kitchen: (10'0" x 10'1") 3.05 x 3.07

Dining Room: (11'8" x 8'1") 3.56 x 2.46

#### First Floor Landing:

Bedroom One: (10'1" x 15'9") 3.07 x 4.80

En-Suite Shower Room: (6'9" x 5'6") 2.06 x 1.68

Bedroom Two: (10'0" x 11'3") 3.05 x 3.43

Bedroom Three: (10'1" x 10'1") 3.07 x 3.07

Bedroom Four: (8'6" x 6'8") 2.59 x 2.03

Family Bathroom: (8'3" x 5'10") 2.51 x 1.78

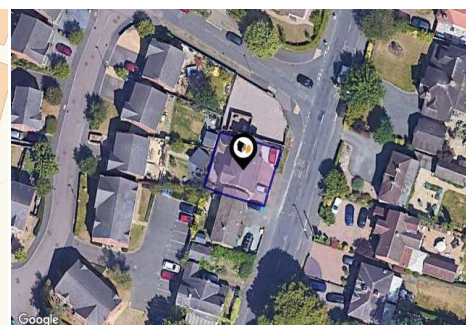
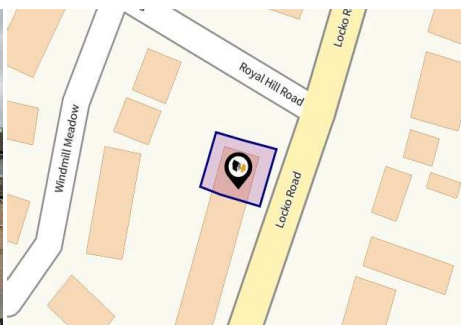
#### Outside:

There is a block paved driveway providing off-road parking for several vehicles. The rear garden is enclosed and arranged into two sections, one having a paved patio area incorporating outside lighting and power. The other section provides a seating area with artificial turf and outside lighting. Cold water tap.

### 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.

# Property Overview



## Property

|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Detached                                   | Tenure: | Freehold |
| Bedrooms:        | 4                                          |         |          |
| Floor Area:      | 1,377 ft <sup>2</sup> / 128 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                                 |         |          |
| Year Built :     | 1967-1975                                  |         |          |
| Council Tax :    | Band D                                     |         |          |
| Annual Estimate: | £2,306                                     |         |          |
| Title Number:    | DY9237                                     |         |          |

## Local Area

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

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

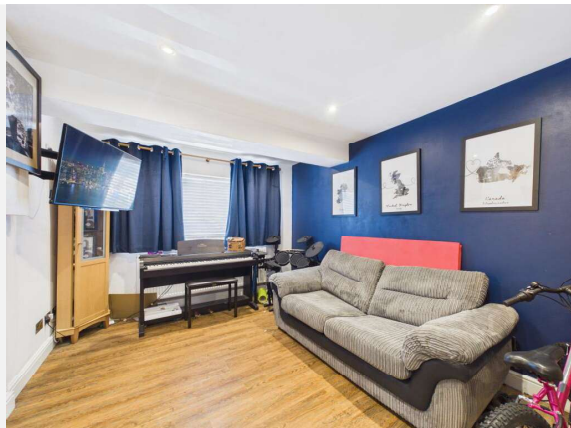
|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>16</b><br>mb/s | <b>67</b><br>mb/s | <b>1800</b><br>mb/s |
|                   |                   |                     |

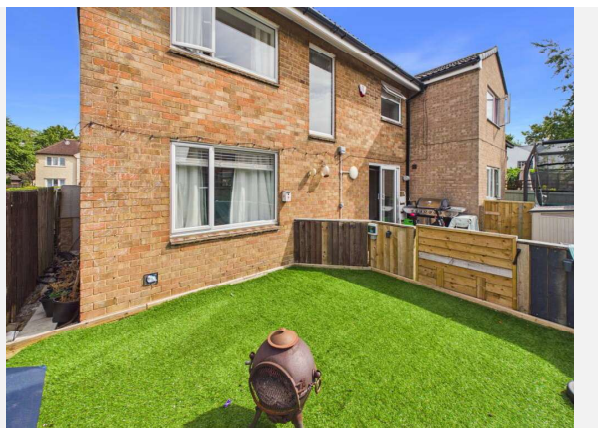
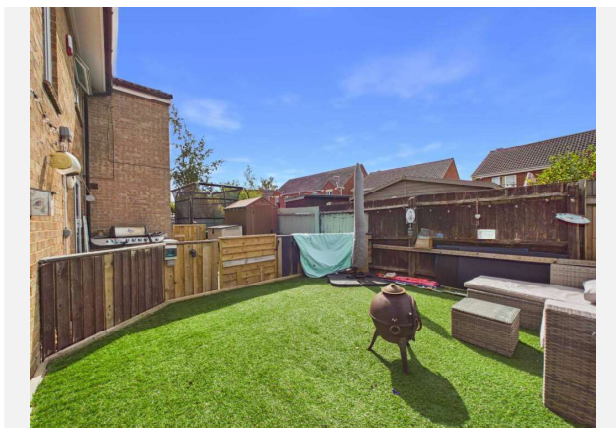
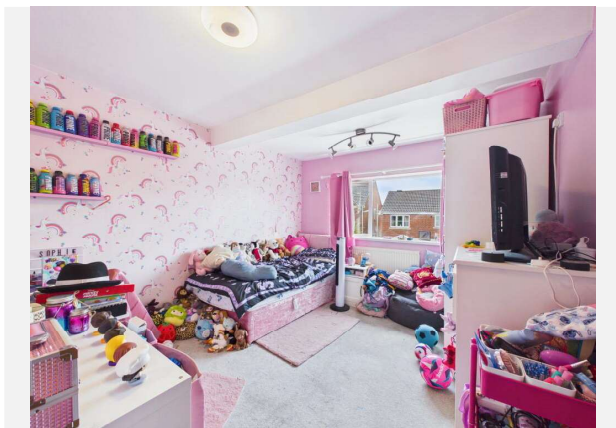
### Mobile Coverage: (based on calls indoors)

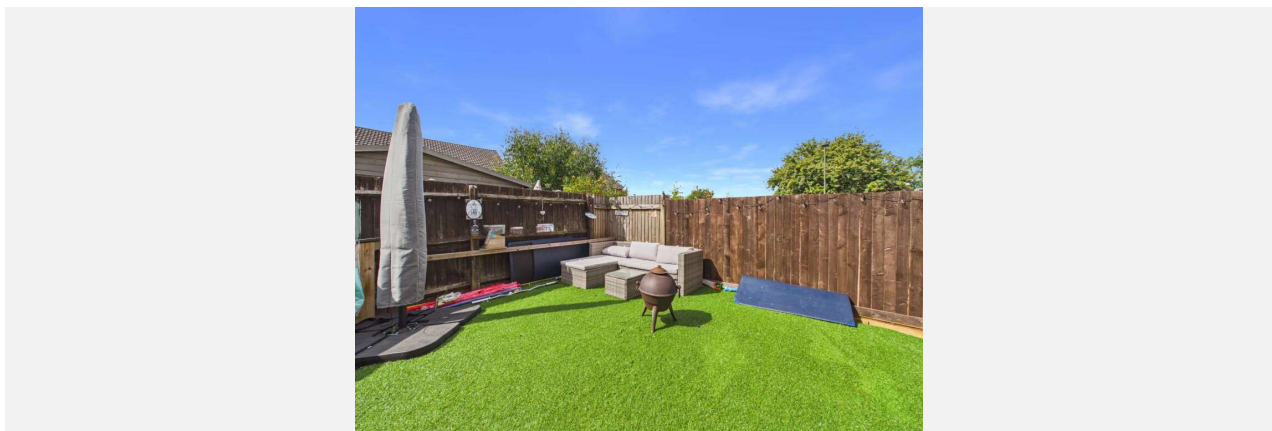


### Satellite/Fibre TV Availability:





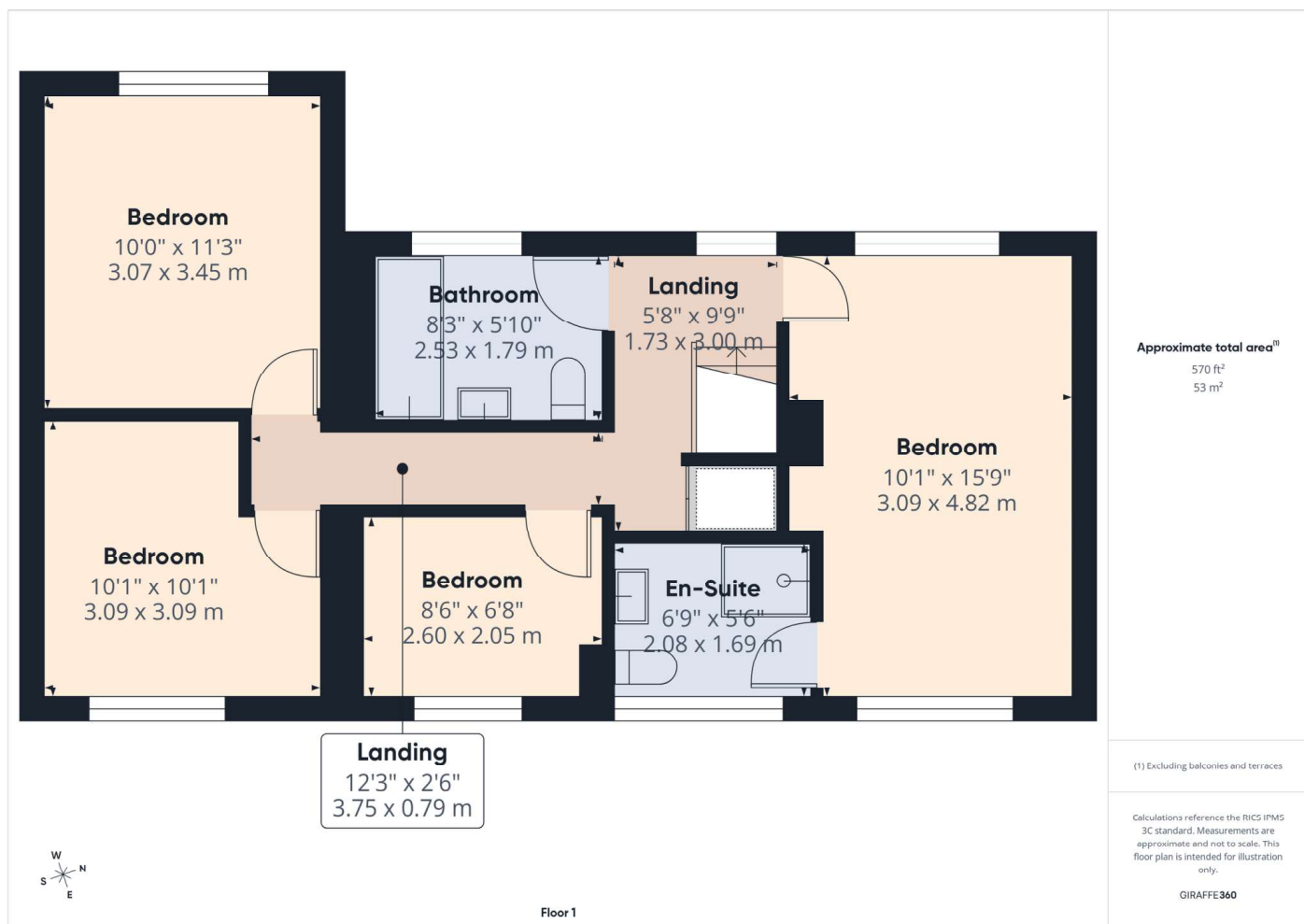




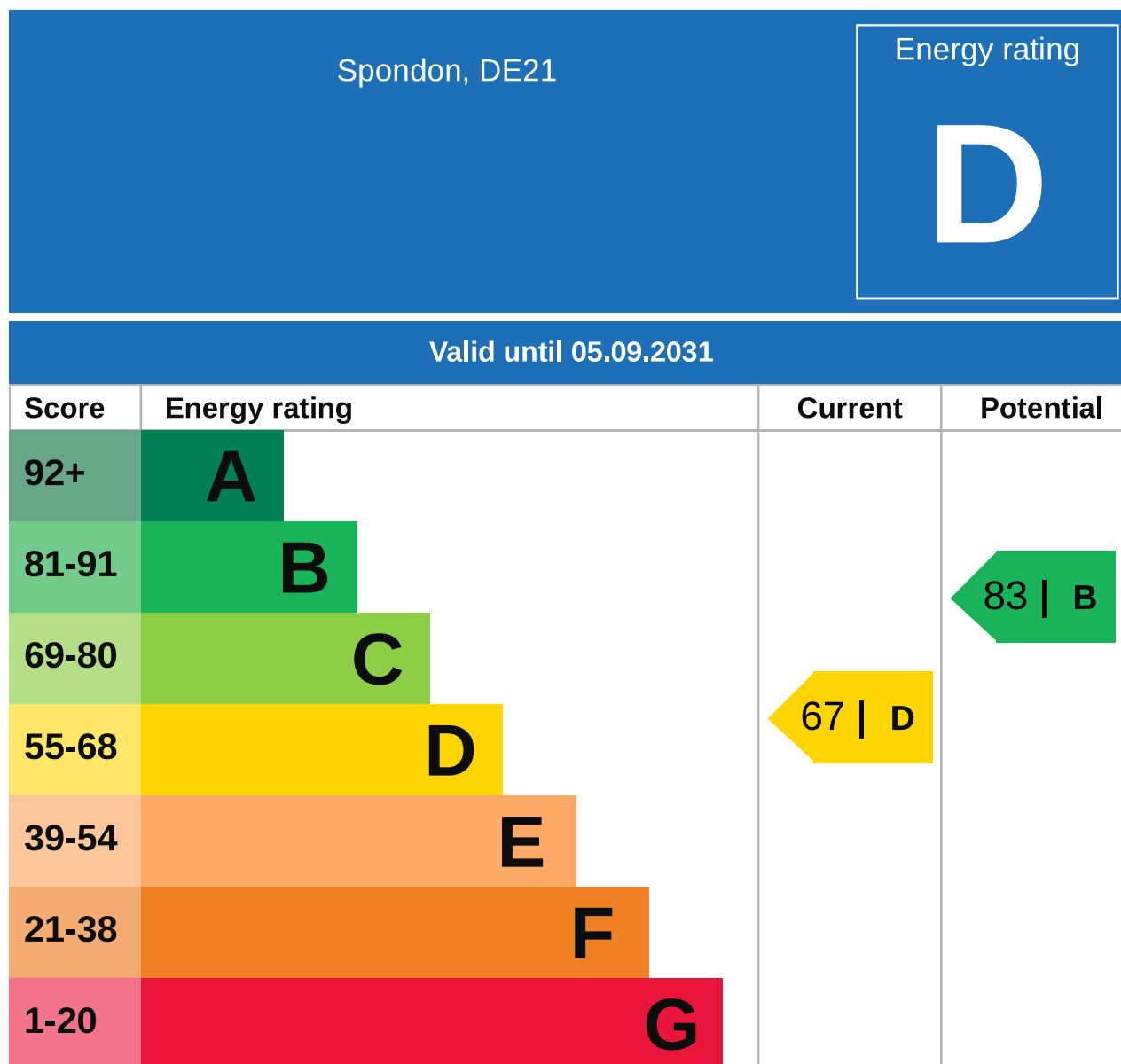
## LOCKO ROAD, SPONDON, DERBY, DE21



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# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Detached                                       |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing installed before 2002           |
| <b>Previous Extension:</b>          | 2                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | 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>                    | No low energy lighting                         |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 128 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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## 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

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