



Lamb Cottage, Dalefords Lane | Whitegate | CW8 2BN

EDWARD
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Features

- Beautifully appointed & attractive park home
- Impressive lounge and dining room
- 2 fitted bedrooms and 2 bathrooms
- Off road parking and gardens to all sides
- In the stunning rural location of Whitegate

A distinctive detached park home with arch windows to the front and side elevations. The superbly appointed layout has been meticulously well maintained throughout and notably features mains natural gas central heating having boiler fitted 2018 with 10 year warranty and PVCu double glazing. With excellent storage space comprising entrance hall and cloaks

store, double doors into a spacious lounge with the focal point of a feature fireplace with electric fire and 4 windows adding much natural light, dining room, upgraded fitted kitchen with plinth lighting, fitted king size master bedroom with dual aspect and en suite shower room with useful walk in dressing/wardrobe space, fitted guest bedroom 2 of double size and a

bathroom. Outside there is ample off road parking together for 3 vehicles with nearby visitors space. There are attractive mature grounds to all sides to include a secluded cottage garden plus rear and side garden with 2 excellent stores one with power/light and carpeted decking area.



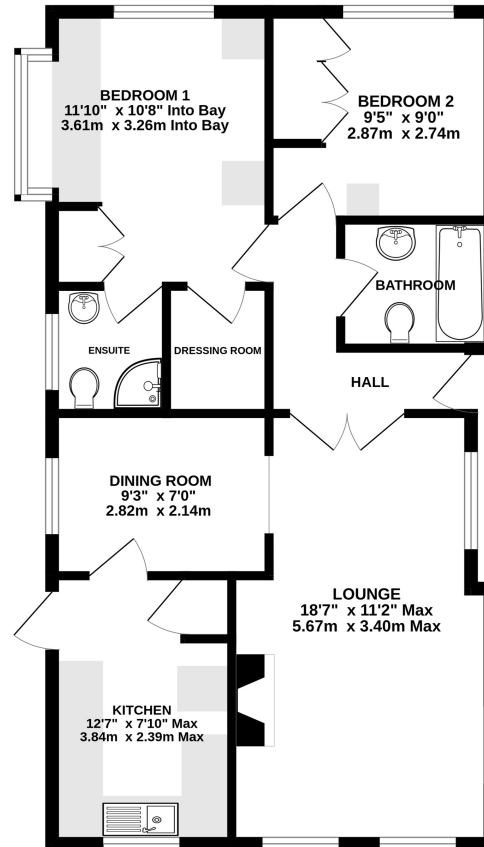
The property occupies a quiet and secluded cul de sac position in a beautiful area of countryside and is part of the desirable and picturesque village of Whitegate. About a mile away is the pretty centre with traditional village green and St. Mary's church. This is a perfect location for walkers/cyclists with the locally well known Whitegate Way and Station House Cafe just one of many lovely walks in the area. However Lamb Cottage is far from remote as there is easy access for the A556 bypass in 2 minutes drive which connects to the motorway networks and many commercial centres in the North West e.g Manchester, Manchester International airport, Liverpool and John Lennon airport, Chester and Warrington. Just 3.2 miles away is access to Hartford railway station which is part of the West coast mainline connecting to London. The nearby villages of Cuddington and Sandiway offer a good choice of local shops for daily needs while Northwich town centre is 5.3 miles.

SERVICES: All main services are connected including natural gas. . **TENURE:** The property is Leasehold. There is a ground rent each month of £212.02. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band A.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: A
- Tenure: Leasehold

EPC Rating

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