

Lewis King

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FOR SALE
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Lanyard Way, Sandbach, CW11 4AP

£375,000

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£375,000

Lanyard Way

Sandbach, CW11 4AP

- Three Storey Family Home
- Five Large Bedrooms
- Integral Garage
- Off-Road Parking
- Freehold Property
- Countryside on the Doorstep
- Two Ensuite's and Main Bathroom
- Private Garden
- Council Tax Band F
- Master Bedroom with Walk-in Dressing Room

Where to start with this stunning home?? If the following sounds like it would be on your tick list for your next home, then look no further as this home may be just the one for you!

Boasting five large Bedrooms with the Master Bedroom enjoying a walk-in wardrobe and dressing area plus Ensuite shower room, the second Bedroom also benefits from a second shower room Ensuite and there is a separate Family Bathroom on the first floor in addition to a ground floor WC. There is a large yet private garden to the rear of the property, plus an integral single garage and having open countryside on your doorstep with a canal running across the top of the road leading to some stunning scenery this is the perfect family home and is only a short drive into Sandbach town centre!

On the ground floor the property is entered via a large and well-lit Entrance Hall with access off to the integral garage, WC, and stairs leading to the first floor. There is a cosy Living Room with log burner feature fireplace and bay window to the front aspect, while to the rear of the property there is a modern Kitchen/Diner with French doors leading out to the south-west facing garden and access of to a utility room with space and plumbing for a washing machine and dishwasher.

To the first floor there are four spacious Bedrooms plus the Family Bathroom, where the current owners currently use one of the Bedrooms as a second Lounge, and the Second Bedroom enjoys built-in wardrobes and a shower room Ensuite as previously mentioned.

The Master Bedroom holds the entire the second floor to itself with a huge Bedroom area and walk-in dressing room off leading to the Ensuite with Jack and Jill sink units and a walk-in shower. On the second floor there is also a huge storage area built into the eaves for easy access in lieu of needing to use the loft.



Ground Floor

Lounge 9'10" x 11'5" (3 x 3.5)

Kitchen/Diner 23'11" x 8'10" (7.3 x 2.7)

Intergal Garage 8'10" x 17'0" (2.7 x 5.2)

First Floor

Bedroom Two 9'2" x 12'1" (2.8 x 3.7)

Ensuite 6'2" x 6'10" (1.9 x 2.1)

Bedroom Three 14'1" x 14'5" (4.3 x 4.4)

Bedroom Four 8'10" x 9'6" (2.7 x 2.9)

Bedroom Five 11'5" x 8'2" (3.5 x 2.5)

Bathroom 7'10" x 6'2" (2.4 x 1.9)

Second Floor



Master Bedroom

11'5" x 15'5" (3.5 x 4.7)

Ensuite

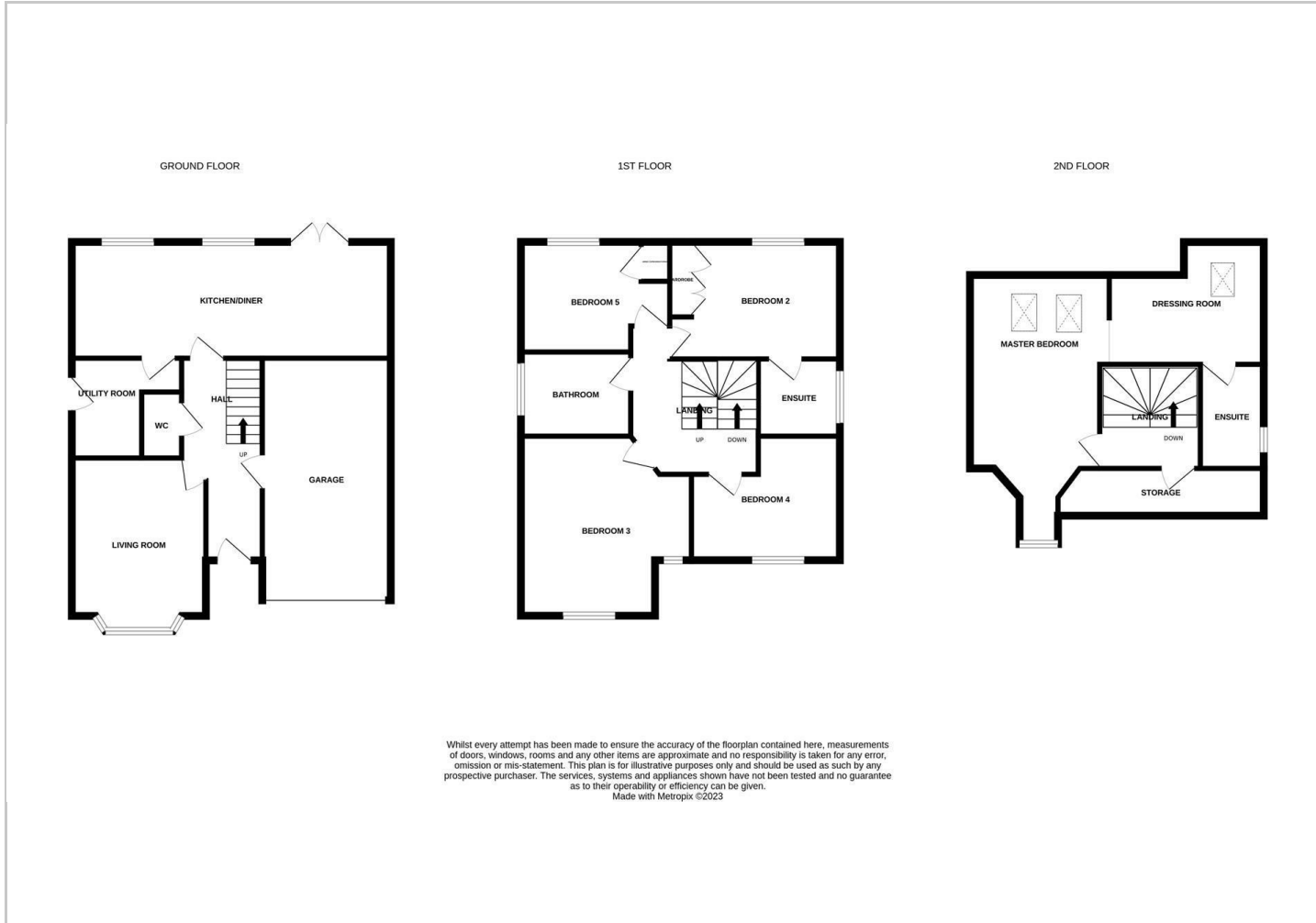
6'2" x 9'2" (1.9 x 2.8)

Directions





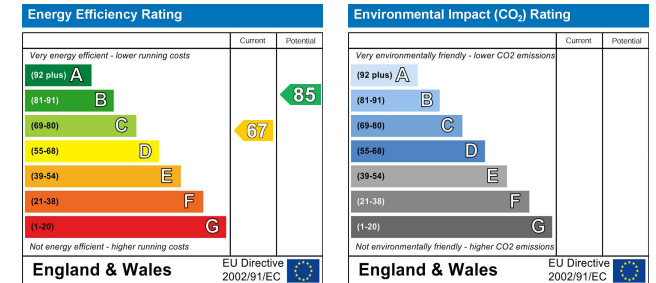
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.