

Lewis  
King



Lee Place, Sandbach, CW11 3LA

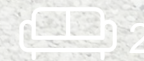
£248,500



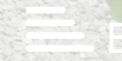
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£248,500

# Lee Place

Sandbach, CW11 3LA

- Freehold Home
- Two Bathrooms Plus WC
- No Onward Chain
- Three Large Bedrooms
- Council Tax Band C
- Easy Access to Open Countryside and Canal
- Private and Low Maintenance Garden
- Quiet and Family-Friendly Estate
- Off-Road Parking

## \*NO ONWARD CHAIN\*

A stunning home on the popular Albion Lock estate on the outskirts of Sandbach, this home has also been hugely improved by the current owner with an upgraded kitchen and bathrooms plus new carpets throughout and plantation blinds in all the bedrooms and the lounge. It is found on a quiet and family-friendly estate making it the perfect find for any aspiring first-time buyer or family!

Entered via a large entrance hall with stairs leading to the first floor you will then find yourself in a large lounge with enough space for the largest of sofas. To the rear aspect there is a bright and open plan kitchen/diner with French doors leading out to the garden and is complete with a range of wall and base units including an integrated AEG double oven with 4 ring gas hobs, plus an integrated washing machine, dishwasher, and fridge/freezer. The ground floor is completed by a large WC and handy understairs pantry cupboard.

To the first floor the master bedroom holds the front elevation and boasts access to a shower room ensuite, the second bedroom is a spacious double bedroom, and the third bedroom is also a larger than average single bedroom. The accommodation is completed by a three-piece suite family bathroom with shower over the bath and tiled splash backs.

Externally the property offers two off-road parking spaces to the front, while to the rear the property has been lovingly updated to create a peaceful and tranquil setting with extended patio seating area, laid to lawn garden, and flower bed borders with a garden shed included in the sale.

To arrange a viewing or for more information then please call Lewis King Estate Agents at your earliest convenience!



## Ground Floor

Lounge

12'1" x 13'9" (3.7 x 4.2)

Kitchen/Diner

15'5" x 9'6" (4.7 x 2.9)

WC

5'10" x 3'3" (1.8 x 1)

## First Floor

Bedroom One

9'10" x 11'1" (3 x 3.4)

En-suite

5'6" x 5'10" (1.7 x 1.8)

Bedroom Two

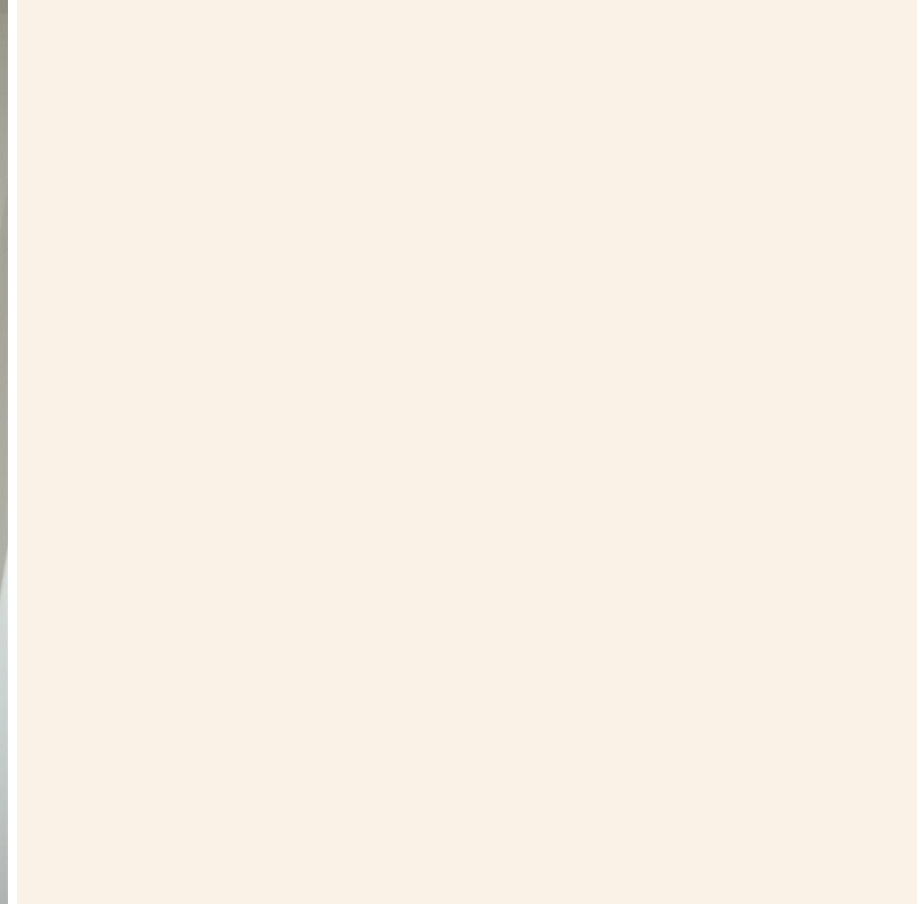
8'6" x 10'9" (2.6 x 3.3)

Bedroom Three

6'6" x 10'9" (2 x 3.3)

Family Bathroom

5'6" x 6'6" (1.7 x 2)



## Directions

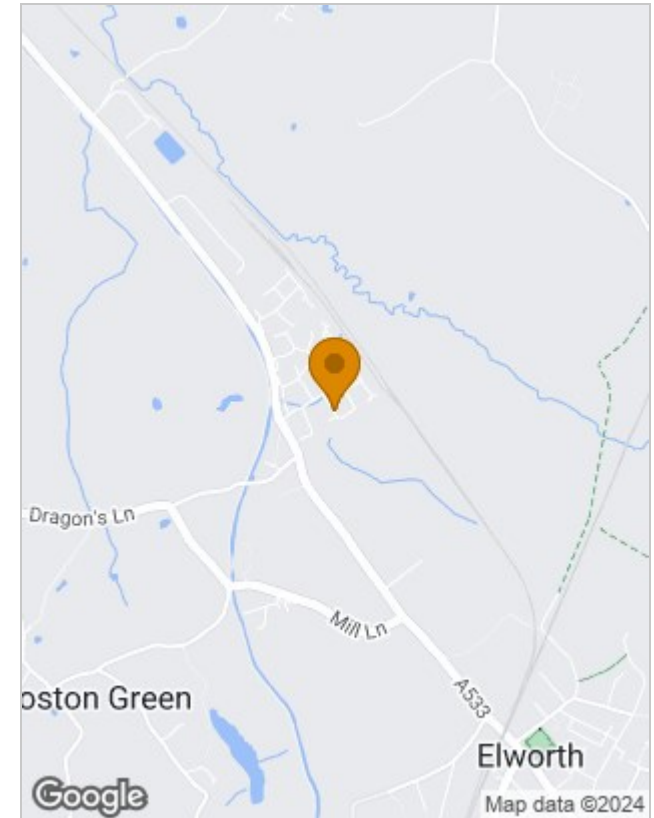




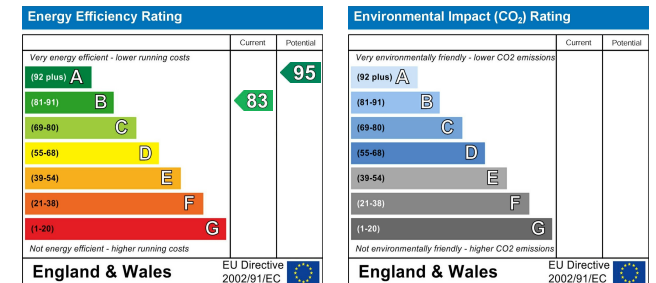
## Floor Plans



## 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.