

Lewis  
King



Linden Court, Sandbach, CW11 3RU

**Offers over £425,000**





# Linden Court

## Sandbach, CW11 3RU

- Prime corner plot in a quiet cul-de-sac
- Three reception rooms plus a bright conservatory
- Spacious kitchen/breakfast room & separate study/snug
- Close to local schools, park & playing fields
- Freehold home
- Detached double garage plus driveway parking
- Large, private rear garden perfect for families
- Four double bedrooms, master with en-suite
- Versatile family home in one of Sandbach's most sought-after locations
- Council Tax Band E

Set on a generous corner plot within a quiet cul-de-sac, this spacious detached home offers all the flexibility and comfort a modern family could wish for. With a detached double garage, a private rear garden, and a layout that ticks every box, it's a property that feels welcoming from the very first step inside.

The ground floor is designed with both family life and entertaining in mind. A bright living room with bay window flows naturally into the dining room, which in turn opens into a sunny conservatory – the perfect spot to enjoy the garden views all year round. The well-proportioned kitchen/breakfast room provides plenty of space for casual dining plus enjoys two integrated fridges, an oven, and a four ring burner gas hob, while the separate study is ideal for home working or could double as a snug or playroom.

Upstairs, four well-sized bedrooms ensure there's no "box room compromise" – as each fits a double bed if required. The master bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a neat family bathroom.

The outdoor space is a real highlight: the private rear garden is larger than average for the area, with plenty of room for children to play, summer barbecues, or simply relaxing in peace. The detached double garage and driveway add valuable parking and storage.

Location-wise, it doesn't get much better. Linden Court is a tucked-away cul-de-sac with minimal traffic, yet you're only a short stroll from local playing fields, a park, and well-regarded schools – all adding to its family-friendly appeal.

Spacious, versatile, and sitting proudly in one of Sandbach's most desirable spots, this home offers the perfect balance of practicality and lifestyle – ready to move in and make your own.

Offers over £425,000



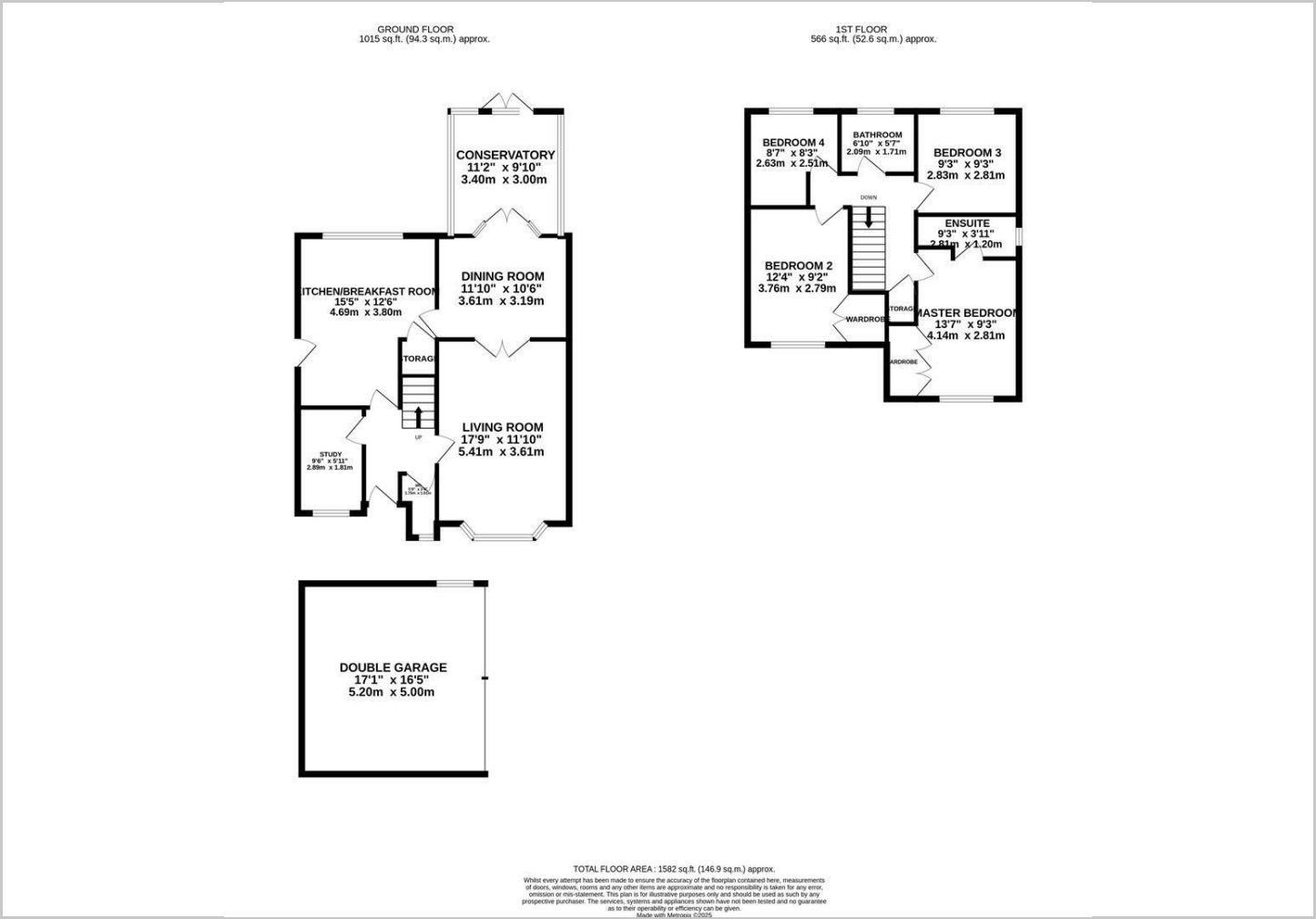


Directions





Floor Plans

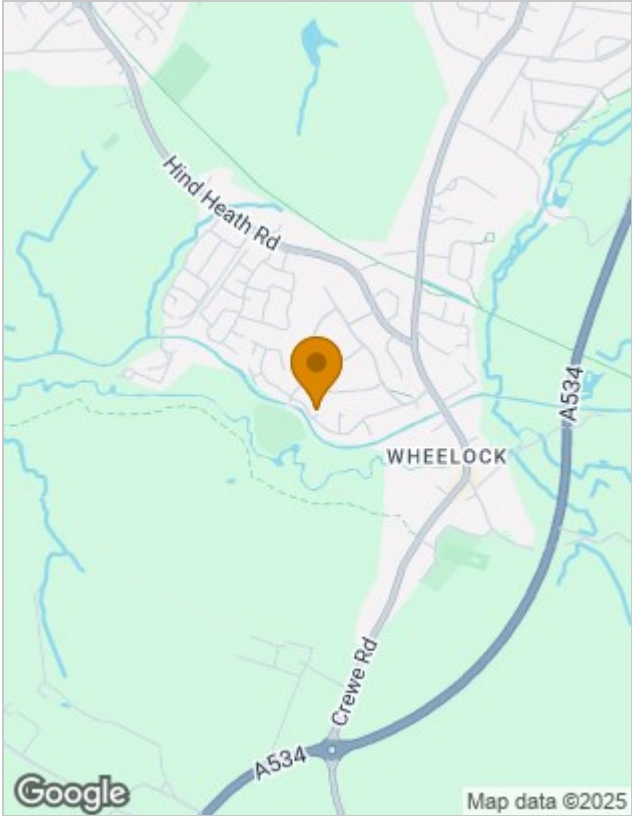


Viewing

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.

Location Map



Energy Performance Graph

