



5, LADERA BACK LANE, EATON, CW12 2NL

£230,000



STEPHENSON BROWNE

Set within miles of open countryside this luxurious lodge on Ladera Park will make you feel as though you are on holiday all year round, providing a versatile use as a holiday home, weekend getaway or a home from home this place will really tick all the boxes.

Located in the affluent area of Eaton just on the outskirts of Congleton and Macclesfield you will be able to enjoy a peaceful rural lifestyle whilst only being a short drive away from multiple amenities, bars, eateries, shops and much more with easy commuters' access onto the link road leading into Manchester and surrounding areas.

You will enter Ladera through grand wooden gates providing maximum security with code only access, leading up to the property there is space for ample parking and steps leading onto the decking to access the main entrance door. Open plan living at its finest, the open aspect between the lounge, entrance hall, dining area and kitchen creates a light and airy space with the lounge enjoying bifold doors out onto the main decking area overlooking the mature gardens and a picturesque pond. The kitchen offers ample built in appliances including microwave, double oven and dishwasher leading directly into the utility area fitted with a brand new washing machine and space for an American style fridge freezer.

Throughout the inner hall you have access to all three bedrooms, the main bedroom enjoying a brilliant sized en suite and walk-in wardrobe with the third bedroom also giving the option to be used as a study/dressing room with a fitted desk unit and storage cupboards. The main bathroom is a stylish three-piece suite with a large vanity unit giving ample storage.

Tranquil setting, fantastic location and spacious accommodation, we urge you to book in that all important viewing to appreciate this spectacular lodge and all it has to offer!



Entrance Hallway

Open entrance hall providing access through to all ground floor accommodation, UPVC double glazed external door to the side elevation, oak engineered wooden flooring, ceiling spotlights, direct access into the cloakroom, power points.

Lounge

21'1" x 12'3"

Angular ceiling, two double glazed Velux windows, two UPVC patio doors and two UPVC bifold doors to the front elevation opening up onto the wooden decked terrace, additional UPVC double glazed window to the side elevation, modern fitted electric feature fireplace, oak engineered flooring, ceiling spotlights, ceiling light fitting, two central heating radiators, ample power points.

Open Plan Dining Kitchen

Kitchen Area

10'11" x 7'8"

Fully fitted wooden kitchen comprising wall and base units with granite work surface over, tiled splashback, inset sink with double drainer and mixer tap, built in eye level microwave and double oven, 5 ring gas hob with extractor over, dishwasher, ample power points, ceiling spotlights, Amtico flooring, UPVC double glazed window to the side elevation, fitted marble breakfast table, direct open access into the utility and dining room.

Dining Area

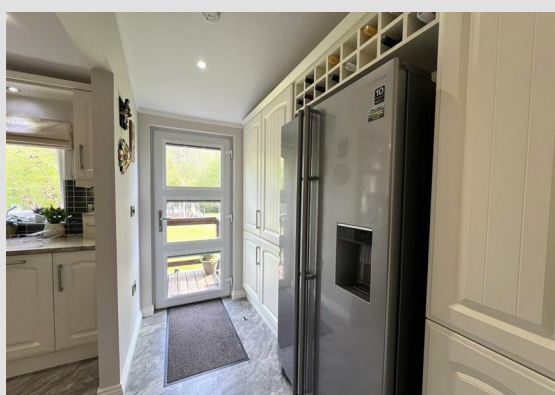
12'1" x 10'2"

French doors opening up onto the side decking area, oak engineered flooring, ceiling spotlights, two central heating radiators, ample power points.

Utility

10'2" x 5'9"

Fitted with cupboard units and wine rack, fridge freezer, built in brand new washing machine/dryer, ceiling spotlights, central heating radiator, houses the boiler, Amtico flooring, UPVC double glazed external door to the side elevation, power points.



Inner Hallway

10'4" x 3'1"

Access to all bedrooms and main bathroom comprising oak engineered flooring, loft access, power point, ceiling spotlights.

Bedroom One

10'2" x 8'10"

Two UPVC double glazed windows to the side elevation, ceiling spotlights, above bed downlighters, carpet flooring, central heating radiator, ample power points.

En Suite

6'1" x 5'5"

Stylish three piece suite with low level WC, vanity unit with inset hand wash basin and mixer tap, shavers port, fitted wall mirror, large walk in mixer shower with folding glass shower door, splashback panel wall mounted handrail, rainfall shower head and removable shower head, ceramic tiled flooring, half tiled walls throughout, ceiling spotlights, extractor fan, UPVC double glazed opaque window to the side elevation, electric under floor heating, wall mounted heated towel radiator.



Walk in Wardrobe

6'6" x 3'8"

Ceiling spotlights, central heating radiator, shelf space and hanging clothes rails.

Bedroom Two

10'2" x 8'10"

Two UPVC double glazed windows to the side elevation, built in double wardrobes, carpet flooring, ceiling spotlights, central heating radiator, ample power points.



Bedroom Three / Study

10'2" x 6'10"

UPVC double glazed window to the side elevation, carpet flooring, ceiling spotlights, ample power points, fitted desk unit with cupboard and draw storage, fitted open wall mounted shelf unit, a great room to be used as a study, dressing room or bedroom.



Bathroom

7'10" x 6'9"

Modern three piece suite with low level WC and hand wash basin with mixer taps in vanity unit, ample storage and cupboard space, wall mounted mirror, low level bath with mixer tap, mixer shower with removable shower head, glass screen shower door, tiled splashback, ceramic tiled flooring, ceiling spotlights, UPVC double glazed opaque window to the side elevation, extractor fan, electric under floor heating, wall mounted heated towel radiator.

Externally

Externally wooden decked area that provides two spaces for outdoor seating, the front decked area overlooks the communal picturesque grounds surrounded by mature greenery and a large pond with fountain water feature, power and lighting is available, there are steps leading up to the decking to the front entrance door and also steps down from the external utility room door. There is parking available outside the lodge on a stone gravelled area, two spaces are allocated but also provides room for additional parking.



Tenure

We understand from the vendor that the property is Leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. (Site Licence). Date of commencement of lease 5/4/19 with 115 years remaining. No ground rent. Service charge £5,187.19 per annum including VAT to cover grounds maintenance, etc.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

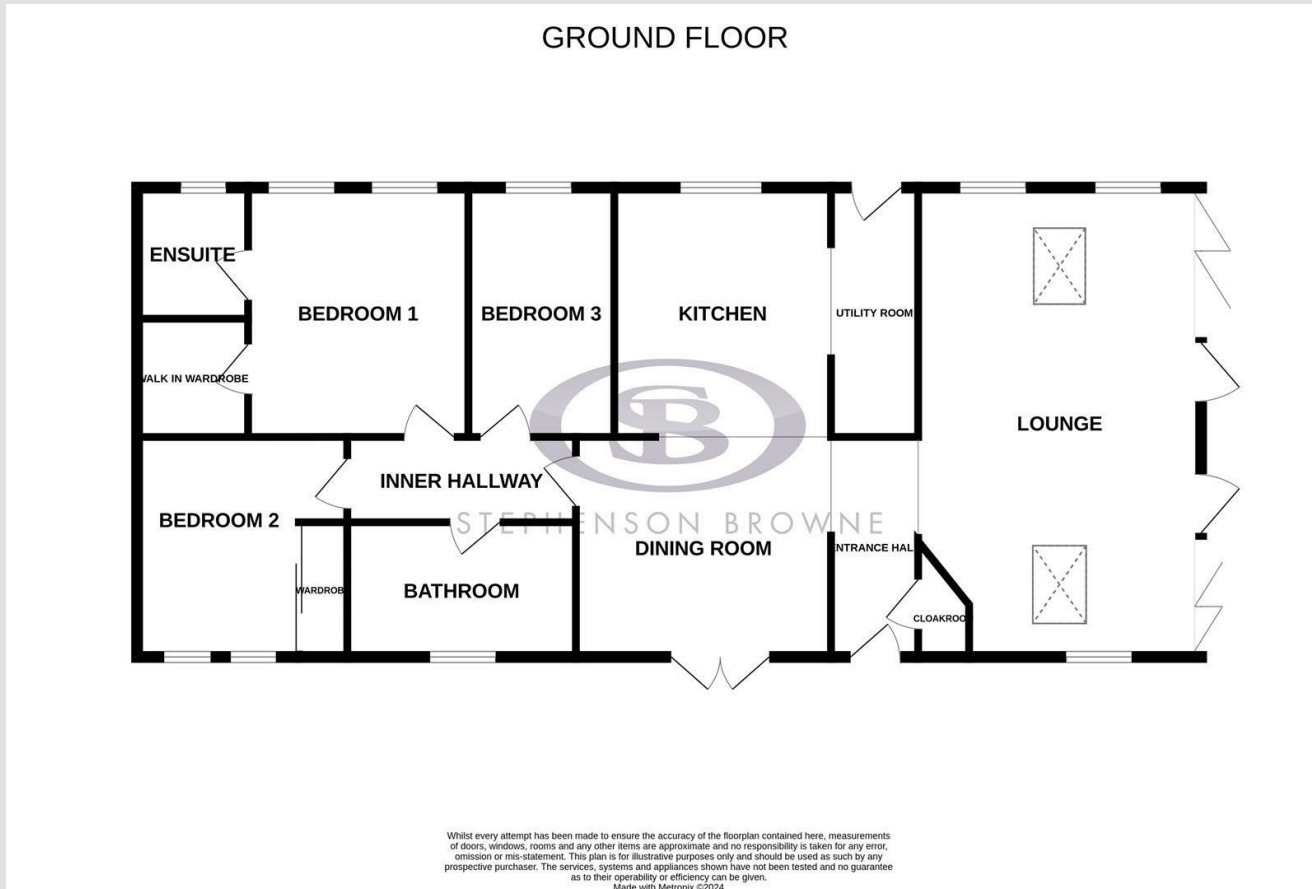
Agent Note

Please note, you cannot take out a mortgage to purchase a park home. The park homes can be occupied for 12 months of the year. A fee of 10% would be owed to the park owner on sale of this home.





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64