



## 44 Ladera Retreat Eaton, Congleton, Cheshire, CW12 2NL

Offers In The Region Of £80,000

- Immaculately Presented Two Bedroom Luxurious Lodge
- Decking Area With Sunken Hot Tub
- Exempt From Council Tax
- Spacious Open Plan Living/Dining and Defined Kitchen Area
- Picturesque Location Surrounded By Woodland and A Communal Pond
- Semi-Rural Location Of Eaton
- Master Bedroom With En-Suite Shower Room and Walk in Dressing Area
- 24 Hour On Site Security With Electric Gated Entrance
- No Upward Chain

# 44 Ladera Retreat , Congleton CW12 2NL

This delightful two-bedroom lodge provides a wonderful lifestyle retreat, surrounded by open countryside whilst set within a private electric gated community.

This immaculately styled lodge offers beautifully presented accommodation throughout offering two bedrooms, with the master suite benefiting from a walk-in wardrobe/dressing room and en- suite with double width walk in shower room, all in addition to the main shower room.

The open plan lounge and defined dining area creates a combined dining and relaxing space which is perfect for entertaining with its full-length windows and French doors allowing optimum light to flood through the lodge.



Council Tax Band: Exempt



## **Entrance**

Having a UPVC double glazed window to the side aspect, and UPVC double glazed front entrance door. Access to-

Open plan dining kitchen and living area.

- Size : -

## **Open Plan Living, Dining and Kitchen area**

19'7" x 12'8"

Defined kitchen and dining area. Having a range of wall cupboard and base units with work surfaces over and upstands, incorporating a composite sink with drainer and mixer tap over, gas hob with splashback, extractor hood over, oven, integrated fridge and freezer, microwave and dishwasher, housing for the boiler.

Wood effect vinyl flooring. Recessed spotlights.

- Size : - 19' 7" x 12' 8" (5.98m x 3.87m)

## **Living Area**

Into the defined living area

Having UPVC double glazed window to both side aspects, and UPVC double glazed French doors opening out onto the Veranda

Featuring a electric fireplace with wood effect hearth and surround and mantle over 2x double radiator.

Recessed spotlights

- Size : -

## **Bedroom Two**

11'4" x 6'4"

Having a UPVC double glazed window to the side aspect. Recess spotlights. Double radiator, featuring a bespoke fitted wardrobe with hanging space and storage.

- Size : - 11' 4" x 6' 4" (3.45m x 1.92m)

## **Master Bedroom**

8'6" x 8'11"

Having a UPVC double glazed window to the rear aspect. Double radiator. Recessed spotlights. Access to the walk-in wardrobe with hanging space and storage with a dressing area. Double radiator. Recessed spotlights. UPVC double glazed obscured window to the side aspect.

- Size : - 8' 6" x 8' 11" (2.59m x 2.72m)

## **En-suite**

6'7" x 3'7"

Having a UPVC obscure double glazed window to the side aspect.

Comprising of a three piece suite, featuring a double width shower cubicle with rainfall shower head and separate shower head attachment, wall mounted, wash hand basin with vanity unit underneath with storage, low level WC with push flush, heated towel rail, wood effect, vinyl flooring. Recessed spotlights.

Extractor fan

- Size : - 6' 7" x 3' 7" (2.00m x 1.09m)

## Family Bathroom

7'6" x 3'7"

Having a UPVC obscure double glazed window to the side aspect.

Comprising of a three piece suite, featuring a double width shower cubicle with rainfall shower head over and separate shower head attachment, wall mounted, wash hand basin with vanity unit underneath with storage, low level WC, with push flush, heated towel rail, wood effect, vinyl flooring.

Recessed spotlights. Extractor fan

- Size : - 7' 6" x 3' 7" (2.29m x 1.1m)

## Externally

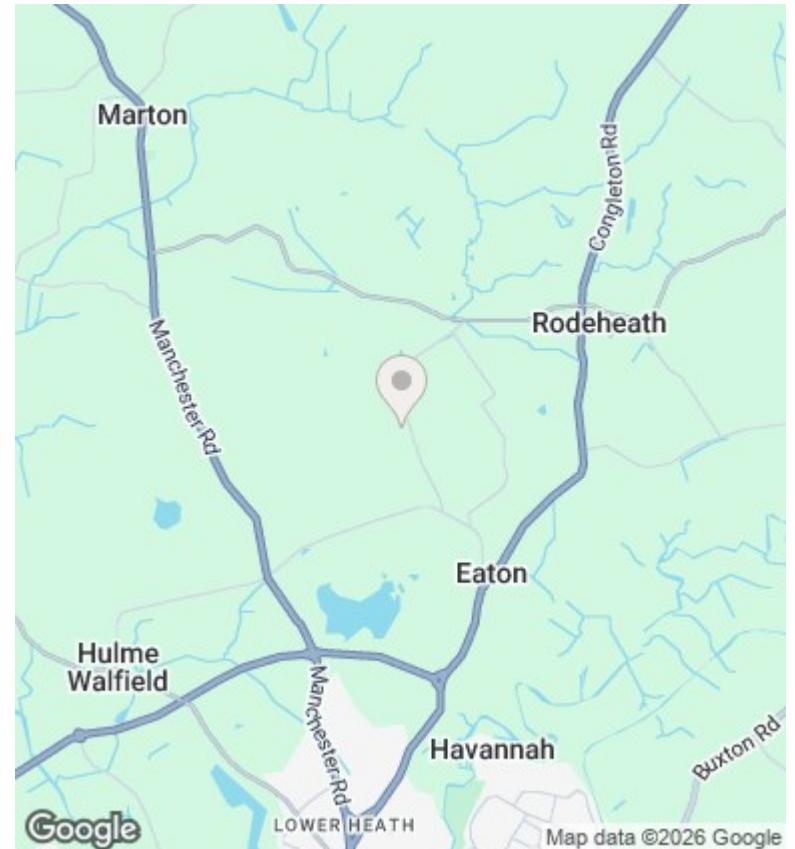
There is a decked veranda which extends to the front of the lodge with a sunken hot tub. Access from the open plan lounge and dining area.

There is external lighting and picturesque open views of the lake.

There is a defined car parking area immediately outside the lodge. - Size : -







## Directions

### Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

### Council Tax Band

Exempt

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(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 |