



10 Lakeside View, Nantwich CW5 7SR

CHESHIRE
LAMONT



A delightfully appointed and situated five bedroom superior detached residence standing in the corner of a small tranquil select estate by Nantwich Lake and close to Nantwich town centre providing superbly arrayed and appointed accommodation of significant appeal. Standing in extensive tree-lined gardens with double garaging and lovely surrounding aspects. Viewing highly recommended.

- Set in the corner of a small select tranquil superior estate
- By Nantwich Lake and providing lovely riverside walks into the town centre
- A superb modern spacious five bedroom detached family residence
- Large driveway, double integral garage, tree-lined position and grounds to all sides
- A delightful fully appointed open plan family dining kitchen, cloakroom and laundry room
- Master bedroom with a superb range of fitted wardrobes and contemporary en-suite
- Four further bedrooms and contemporary family bathroom
- Viewing highly recommended

Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich



hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

The property stands in the corner of a select tranquil close behind a lawned garden area with an extensive walled driveway leading to a double integral garage and to a raised quarry tiled step beneath a covered pitched canopy porch. A period style panel door allows access to:

Reception Hall

A lovely entrance to the property with a returned spindle staircase ascending to first floor galleried landing, under stairs storage cupboard, coved ceiling, herringbone oak wood block flooring, radiator and a panel door leads to:

Cloakroom

With vanity wash basin incorporating cupboard beneath, WC, tiled walls, tiled flooring, radiator and extractor fan.

From the Reception Hall a panel door leads to:

Study 8' 2" x 5' 10" (2.50m x 1.78m)

With a uPVC sectional double glazed window to front elevation, herringbone oak wood block flooring and radiator.

From the Reception Hall double panel doors lead to:

Lounge 18' 5" x 12' 10" (5.61m x 3.91m)

An attractive reception room with a uPVC sectional double glazed window to front elevation, coved ceiling, central fireplace incorporating a living flame effect gas fire within oak surround and with marble hearth, herringbone oak wood block flooring, radiator, uPVC double glazed doors with uPVC sectional double glazed windows to either side overlooking rear gardens enjoying lovely south west facing aspects and a panel door to Dining Room.

From the Reception Hall a panel door leads to:

Beautifully Appointed Open Plan Family Dining Kitchen 18' 5" x 10' 8" (5.61m x 3.25m)

Dining Area

With a sectional uPVC double glazed window to side elevation, radiator, recessed ceiling lighting, tiled flooring and open access to:



Kitchen Area

Comprehensively equipped with a superb range of high quality base and wall mounted units, attractive granite working surfaces and upstands, under slung one and a half bowl sink with mixer tap, Bosch built-in electric oven, five ring gas hob with chimney filter canopy over, under unit lighting, space for fridge freezer, plumbing for dishwasher, sectional uPVC double glazed window to rear elevation, peninsular dining counter incorporating cupboards beneath, tiled flooring and recessed ceiling lighting.

From the Dining Area a panel door leads to:

Laundry/Utility Room 7' 7" x 5' 10" (2.30m x 1.78m)

With base and wall mounted units, wall mounted gas fired central heating boiler, plumbing for washing machine, space for tumble dryer, tiled flooring, single drainer sink with mixer tap, sectional uPVC double glazed window and double glazed door to outside.

From the Reception Hall a panel door leads to:

Dining Room 11' 9" x 10' 4" (3.58m x 3.15m)

With a sectional uPVC double glazed window to rear elevation, radiator, coved ceiling, panel door to Lounge and herringbone oak wood block flooring.

First Floor Galleried Landing

With a sectional uPVC double glazed window to front elevation, panel door to built-in airing cupboard, radiator and a panel door leads to:

Master Bedroom 16' 4" x 15' 9" (4.97m x 4.79m)

A delightful room with a high vaulted ceiling three sectional uPVC double glazed windows to front elevation, radiator, a superb range of full height built-in wardrobes incorporating railing and shelving and a panel door leads to:

Contemporary En-Suite Shower Room 8' 9" x 7' 11" (2.67m x 2.42m)

Comprehensively appointed with a large walk-in shower enclosure, twin bowl vanity sinks incorporating cupboards and drawers beneath, WC, tiled flooring with electric underfloor heating, tiled walls, contemporary towel radiator, recessed ceiling lighting and a sectional uPVC double glazed window.

Bedroom Two 11' 9" x 11' 7" (3.58m x 3.53m)

With a sectional uPVC double glazed window to rear elevation overlooking gardens, radiator and two built-in double wardrobes incorporating railing and shelving.



Bedroom Three 11' 9" x 10' 8" (3.58m x 3.25m)

With a sectional uPVC double glazed window to rear elevation and radiator.

Bedroom Four 11' 7" x 8' 4" (3.53m x 2.54m)

With a sectional uPVC double glazed window to rear elevation and radiator.

Bedroom Five 11' 7" x 6' 8" (3.53m x 2.02m)

With a sectional uPVC double glazed window to front elevation and radiator.

Contemporary Family Bathroom 10' 8" x 6' 8" (3.25m x 2.02m)

Beautifully re-appointed with tiled panel bath incorporating rain shower over, WC, enamel vanity wash basin with drawers beneath, tiled walls, tiled flooring with electric underfloor heating, sectional uPVC double glazed window, recessed ceiling lighting and contemporary towel radiator.

Externally

The property benefits from a delightful corner position enjoying lovely woodland surroundings with a large area to the south elevation, sheltered by high wooden fencing providing an ideal space for further extension if required. A paved path leads from the side of the house to the rear where there is an extensive paved terrace area with steps descending to a lawned garden area bordered by mature trees and wooden fencing. To the side of the property a personal door leads to:

Double Garage

With twin up and over doors to front and sectional uPVC double glazed windows to side elevation.

Tenure

Freehold.

Services

All main services are connected, underfloor heating to bathrooms (not tested by Cheshire Lamont).

Viewings

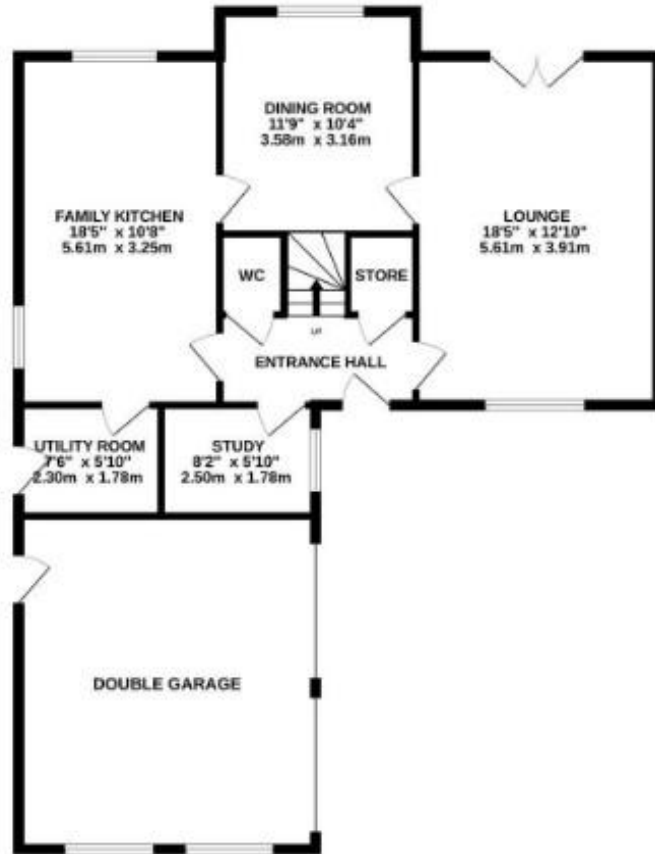
Strictly by appointment only via Cheshire Lamont.

Directions

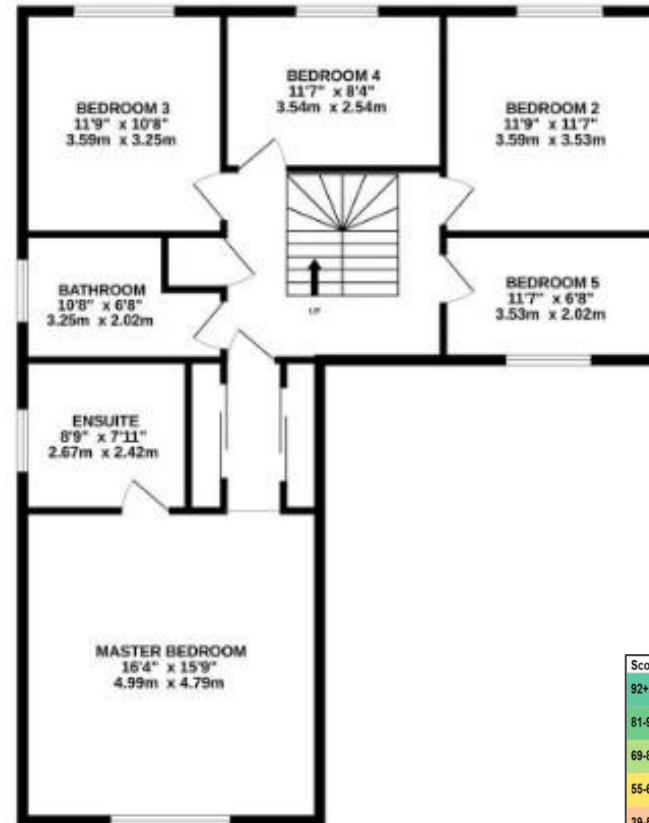
From Nantwich town centre proceed out of town along Wellington Road and turn right onto Park Road. Follow the road past the lake and turn left onto Lakeside View where the property is located.



GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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