



8 Gingerbread Lane, Nantwich, Cheshire, CW5 6NH
Guide Price £459,500

**BAKER
WYNNE &
WILSON**

A SUBSTANTIAL MODERN FOUR BEDROOM DETACHED HOUSE WITH AN 80 FOOT SOUTH WEST FACING GARDEN, SET BACK FROM AND ENJOYING A WIDE FRONTAGE TO GINGERBREAD LANE.

SUMMARY

Reception Hall, Living Room, Conservatory, Dining Room, Kitchen, Rear Hall, Cloakroom, Pantry, Downstairs Toilet. Landing, Principle Bedroom with Ensuite Bathroom, Three Further Double Bedrooms, Shower Room, Separate W/C, Gas Central Heating, Aluminium and Double Glazed Windows, Attached Double Garage/Utility, Univac Hoovering System, Garden Shed, Car Parking and Turning Space, Gardens.

DESCRIPTION

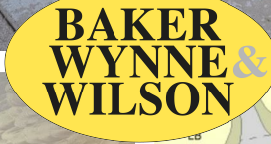
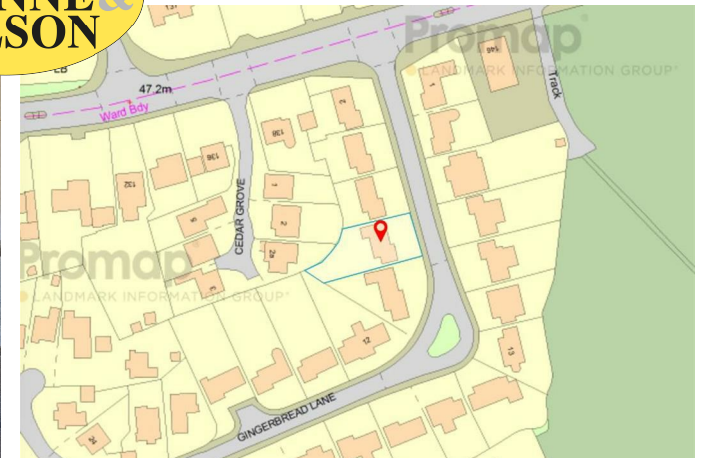
The house was built in the early 1970's of brick under a tiled roof and is approached over a tarmac drive. The house offers well planned family sized accommodation with two reception rooms, kitchen, four double bedrooms and two baths/shower rooms and downstairs toilet. Access to garage. It has been well maintained and improved over the years yet offers great potential. It is certainly a property not about what it is now but, because of its superb position and large gardens, rather more of what it could become.

LOCATION & AMENITIES

Gingerbread Lane has always proved to be a desirable locality being conveniently situated in relation to Nantwich town centre, as pedestrian access can be gained via Crewe Road, Southcrofts, Monks Lane and onto The Square. There is a bus stop at the end of the lane and the number 84 bus goes to the town centre, Crewe and Chester. The town centre is one mile by car and has a choice of shopping facilities, social amenities and schools, as well as sporting facilities.

APPROXIMATE DISTANCES

Crewe with its intercity railway network 4 miles (London Euston 90 minutes, Manchester 40 minutes), M6 motorway (junction 16) 10 miles, Chester 20 miles, The Potteries 14 miles.



DIRECTIONS

Proceed from our Nantwich office along Beam Street, past the bus station, at the traffic lights turn right onto Millstone Lane, continue to the mini roundabout and turn left onto Crewe Road, proceed for ½ mile and Gingerbread Lane is located on the right hand side.

THE ACCOMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

10'8" x 5'3"

Plate racks, radiator.

LIVING ROOM

21'9" x 11'9"

Timber fire surround, composite marble inset and hearth and remote control living flame coal effect gas fire, ceiling cornices, two radiator, sliding double glazed patio doors to conservatory.

CONSERVATORY

11'6" x 7'6"

uPVC double glazed windows and sliding double glazed doors, radiator.

DINING ROOM

10'9" x 9'6"

Two single wall lights, radiator.

KITCHEN

16'2" x 9'7"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, Hotpoint integrated oven and grill and four burner hob unit with extractor hood above, plumbing for washing machine and dishwasher, two double glazed windows, part tiled walls, radiator.

REAR HALL

5'8" x 3'2"

Quarry tiled floor, door to rear. Door to garage.



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PANTRY

CLOAKROOM

4'9" x 2'9"

White suite comprising low flush W/C and hand basin, fitted shelving and mirror, utility store with shelving.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

14'4" x 5'10"

Cylinder and airing cupboard, access to loft.

PRINCIPLE BEDROOM

15'2" into wardrobes x 8'10"

Built in wardrobes, two double glazed windows, fan/light, radiator.

ENSUITE BATHROOM

8'9" x 4'6"

Refitted in 2018. White suite comprising panel bath, pedestal hand basin and low flush W/C, fully tiled walls, radiator.

SHOWER ROOM

6'0" x 5'6"

Tiled shower cubicle with shower, pedestal hand basin, fully tiled walls, shaver point, radiator.

SEPARATE W/C

Low flush W/C.

BEDROOM NO. 2

12'9" x 10'9"

Radiator.

BEDROOM NO. 3

11'7" x 8'8"

Radiator.

BEDROOM NO. 4

10'8" x 9'3"

Built in wardrobe, radiator.

OUTSIDE

Attached DOUBLE GARAGE/UTILITY 18'8" x 17'3", two electrically operated roll over doors, Unovac hoovering system, stainless steel single drainer sink unit, cupboard under, Worcester gas fired central heating boiler, power and light. Car parking and turning space. Garden shed. Pedestrian access to both sides of house. Outside power point and lighting.

GARDENS

The front garden is lawned with flower and herbaceous borders. The large South West facing rear garden is lawned with flower and herbaceous borders, specimen trees, fir tree, rockery, flagged patio and a flagged path leading to a secret garden.

SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold with vacant possession on completion.

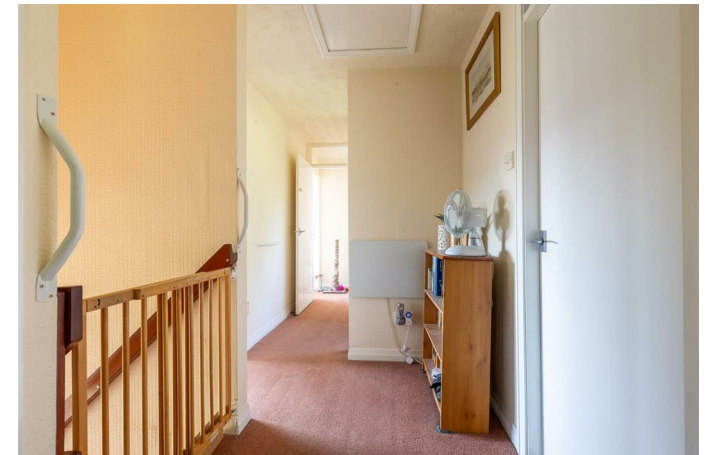
COUNCIL TAX

Band E.

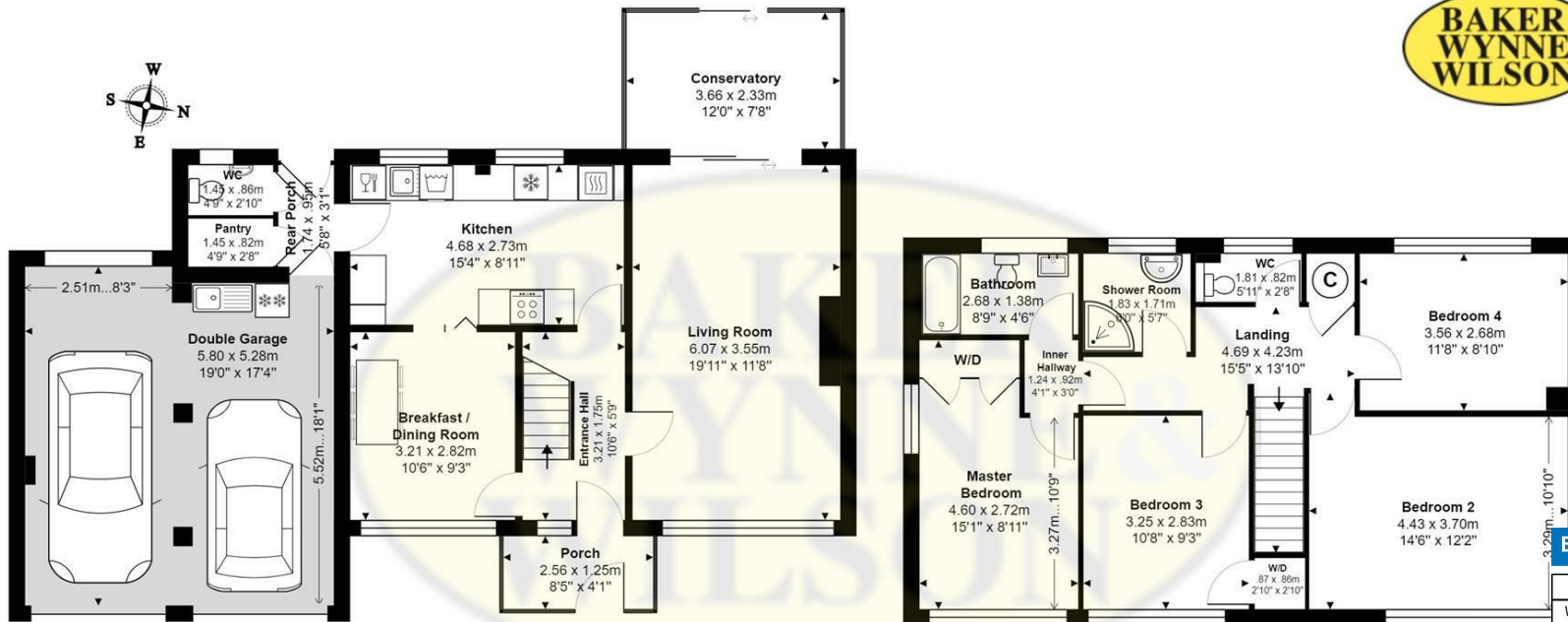
VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





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Ground Floor

Floor Area: 101.1 m² ... 1088 ft²

First Floor

Floor Area: 67.4 m² ... 726 ft²

8 GINGERBREAD LANE, NANTWICH, CHESHIRE, CW5 6NH

Approximate Gross Internal Area: 168.5 m² ... 1813 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property