



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Stunning Detached Home
- Private & Secluded Location
- Four Bedrooms
- Driveway & Detached Double Garage
- South Facing Rear Garden
- Fantastic Open Plan Kitchen/Diner
- En-Suite & Guest WC
- Beautifully Appointed
- Many Great Features



Main Description ...STUNNING DETACHED FAMILY HOME - BEAUTIFULLY APPOINTED - SECLUDED PLOT - FREEHOLD ... Royal Fox Estates are delighted to offer this four bed roomed family property. Built by Bellway Homes in 2015 & situated on a private plot consisting of just five properties, No.5 has been lovingly improved by the current owners with a number of additional features & benefits to allow luxurious open plan living. Warmed by gas fired central heating (traditional system) & fully UPVC Double glazed throughout, the property comprises of: Entrance Hall, Sitting Room/Snug, Lounge, Guest WC, Open Plan Dual Aspect Family Kitchen/Diner with **BUILT IN APPLIANCES** & Utility Room. To the first floor are four generous bedrooms with **BUILT IN ROBES TO THREE**, En-Suite to master and quality shower room. A beautiful frontage to this property offers a **PRIVATE COURTYARD AREA**, Detached Double Garage & Driveway parking. To the rear a **GENEROUS SOUTH FACING REAR GARDEN** perfect for hosting with multiple seating areas & summerhouse. Appointed to the highest standards throughout, features include: Key card lock/security system, new doors, dual floor heating control, double oven, bespoke breakfast bar with built in storage & quality natural oak flooring throughout most of the ground floor. (Just to name a few!) Lostock Gralam offers commuters seamless transport links to nearby major cities via the A556 to the M56 & M6 motorway networks. There is a train station & a good range of amenities within the village. Northwich Town Center is less than a ten minute drive away & has an extensive range of shops, supermarkets & multi screen Odeon cinema. **VIEWINGS COME HIGHLY ADVISED ON THIS WONDERFUL FAMILY HOME.**

- **Sq Footage:** 1257 Sq Ft (116.7 Sq M) - **Tenure:** Freehold, Service Charge £146.14 PA for maintenance of roads & shared gardens
- **EPC Rating:** B
- **Council Tax Band:** E
- **Construction Type:** Brick & Tile
- **Parking Arrangements:** Driveway & double garage



5 Lions Den
Lostock Gralam Northwich

Guide Price
£385,000



Accommodation

Entrance Hall 12' 10" x 4' 7" (3.91m x 1.39m)

Sitting Room / Snug 7' 1" x 12' 6" (2.15m x 3.82m)

Lounge 14' 9" x 11' 2" (4.50m x 3.41m)

Guest WC 3' 2" x 4' 7" (0.97m x 1.39m)

Family Kitchen / Diner 22' 9" x 13' 5" (6.93m x 4.09m)

Utility 6' 6" x 4' 7" (1.97m x 1.40m)

First Floor Landing 7' 6" x 9' 3" (2.29m x 2.81m)

Bedroom One 13' 1" x 11' 4" (3.99m x 3.46m)

En-Suite 8' 7" x 5' 8" (2.62m x 1.72m)

Bedroom Two 13' 1" x 11' 4" (3.99m x 3.46m)

Bedroom Three 9' 3" x 11' 5" (2.83m x 3.48m)

Bedroom Four 9' 4" x 7' 10" (2.84m x 2.39m)

Shower Room 6' 3" x 8' 1" (1.9m x 2.47m)





*"Put your property
in our hands..."*

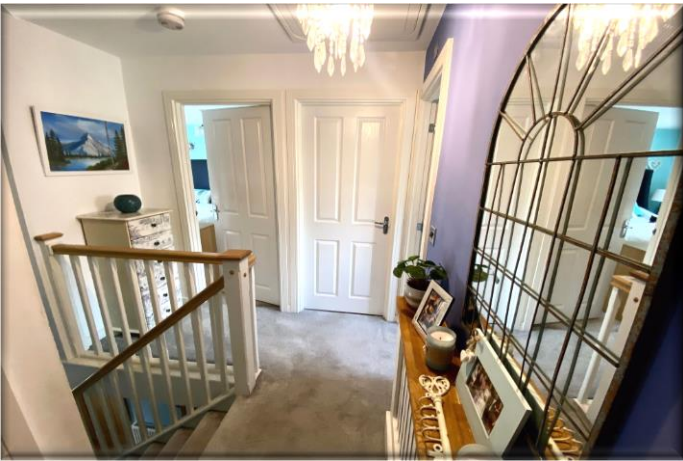


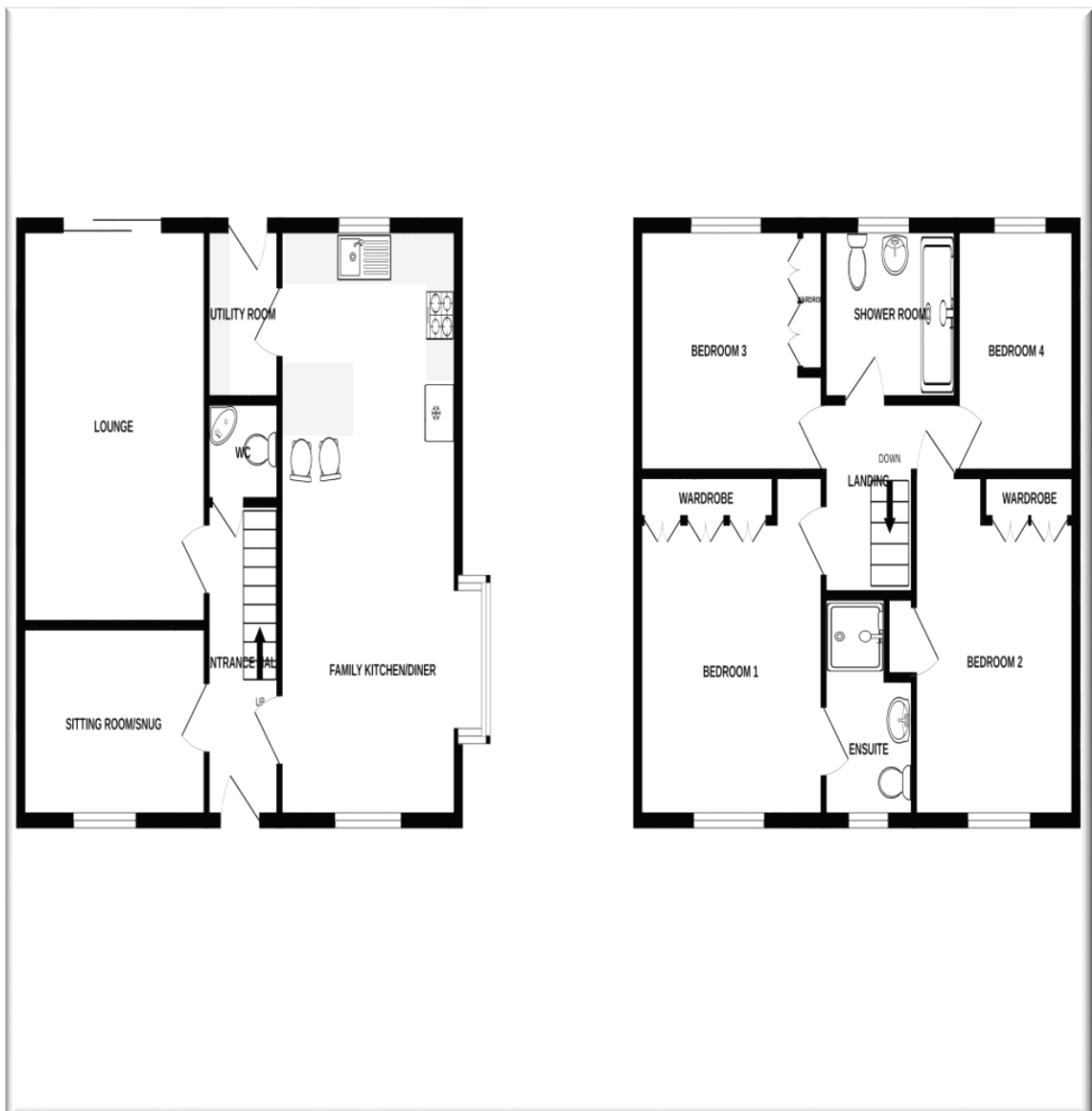
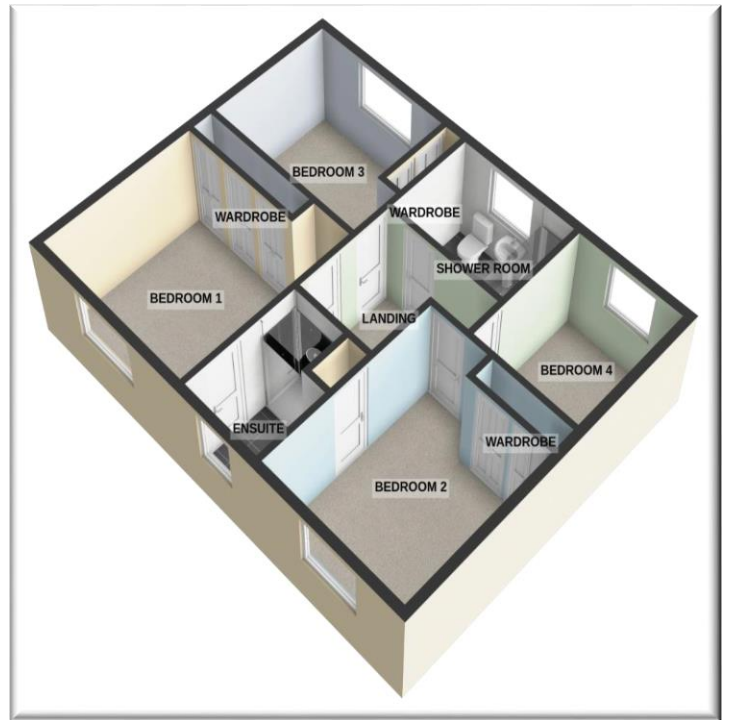
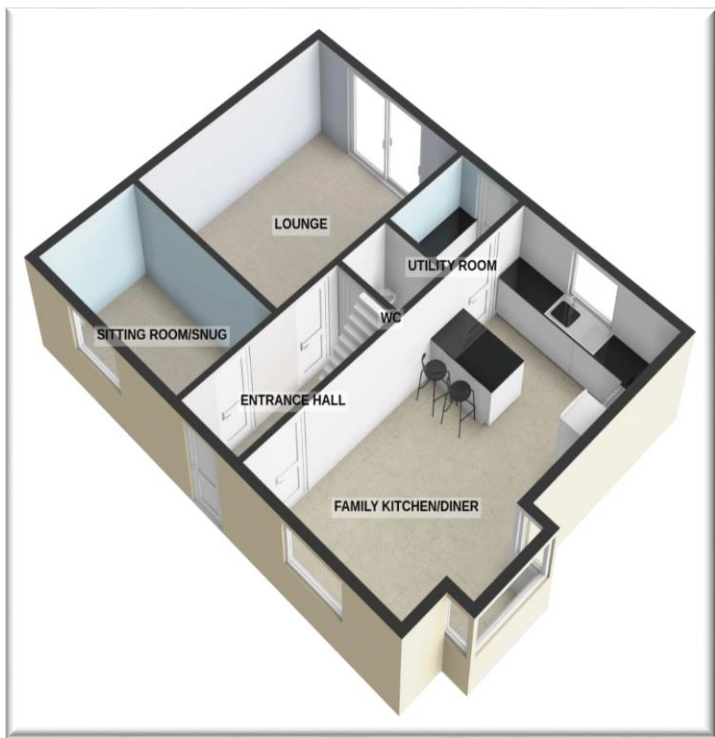
*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Leaving Northwich via Watling Street - at the top roundabout take the 3rd exit onto Manchester Road and continue along. At the traffic lights to join the A556 turn right into Cheshire Business park. Continue straight at the mini roundabout onto Wells Avenue then turn right onto Lions Den. No.5 is located at the bottom of the road.

***“Call The Fox NOW for
your FREE valuation”***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Freehold
- Title Numer TBC
- Class of Title TBC
- Mains Services Connected - Gas, Electric, Water, Sewer
- Council Tax Band: E
- Parking Arrangements: Driveway & Double Garage







Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy rating.