



20 Monck Drive, Kingsley Village, Nantwich CW5 5UP

CHESHIRE
LAMONT

A superbly situated, modern three bedroom semi-detached house in a most convenient location within walking distance of the town centre providing well arrayed accommodation over two floors and benefiting from an enclosed lawned garden, driveway and garage. NO CHAIN. Viewing recommended.

- A three bedroom modern semi-detached house
- Situated in a superb and most convenient location nearby to the town centre
- Providing well arrayed accommodation over two floors
- Benefiting from an enclosed lawned garden, driveway and garage
- Reception hall, bay fronted lounge and dining/sitting room
- Kitchen and cloakroom
- Master bedroom with en-suite shower room
- Two further bedrooms and bathroom
- NO CHAIN

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. Whatever your interest you'll find plenty to do in Nantwich.

Property Details

A paved path leads to a tiled pitched canopy porch with a double glazed door allowing access to:

Reception Hall

With stairs ascending to first floor and a door leads to:

Lounge 15' 10" x 10' 2" (4.83m x 3.09m)

With a uPVC double glazed box bay window to side elevation and further uPVC double glazed window to front elevation, both incorporating fitted blinds, fireplace within surround and coved ceiling.

From the Hall a door leads to:

Dining/Sitting Room 8' 6" x 9' 7" (2.58m x 2.92m)

With uPVC double glazed doors to garden, uPVC double glazed window and coved ceiling.



From the Hall a door leads to:

Inner Hall

With a door to cloaks cupboard and a door to:

Cloakroom

With WC and wall mounted wash basin with cupboards beneath.

From the Inner Hall an archway leads to:

Kitchen 7' 1" x 9' 7" (2.15m x 2.92m)

With base and wall mounted units, sink with mixer tap, built-in electric oven. four ring gas hob with extractor fan over, plumbing for washing machine, part tiled walls, wall mounted cupboard incorporating a gas fired central heating boiler, space for under counter appliance and a uPVC double glazed window overlooking garden.

First Floor Landing

With access to loft and a door leads to:

Bedroom One 11' 4" max x 12' 10" (3.46m max x 3.90m)

With a uPVC double glazed window and a door leads to:

En-Suite Shower Room

With shower cubicle, vanity wash basin with cupboards beneath, WC and a uPVC double glazed window.

Bedroom Two 11' 4" max x 10' 2" (3.46m max x 3.09m)

With uPVC double glazed windows to front and side elevations, built-in double wardrobe and door to further wardrobe.

Bedroom Three 6' 9" x 7' 3" (2.07m x 2.22m)

With a uPVC double glazed window.

Bathroom

With a panelled bath incorporating shower, WC and vanity wash basin with cupboards beneath.

Externally

The garden incorporates a lawned area and is enclosed within wooden fencing and brick pillared walling with a gate allowing access to the front.

Tenure - Leasehold

Services - all main services are connected (not tested by Cheshire Lamont)

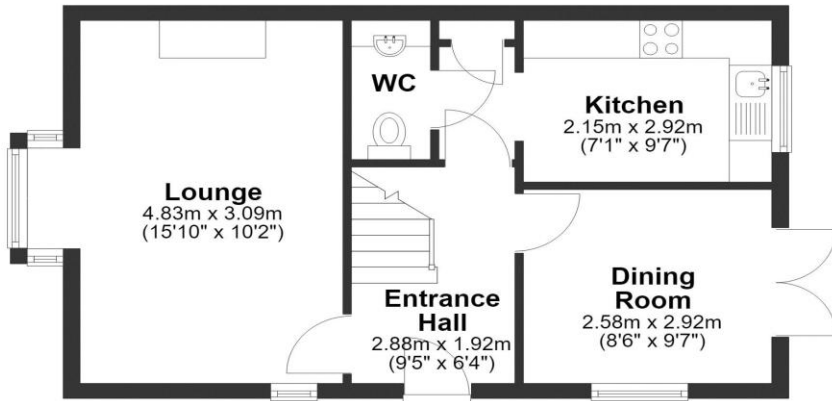
Directions

Proceed along Water Lode to the traffic lights at Nantwich football ground, turn left into Fairfax Drive and first right into Mytton Drive and turn right into Monck Drive where the property is situated.

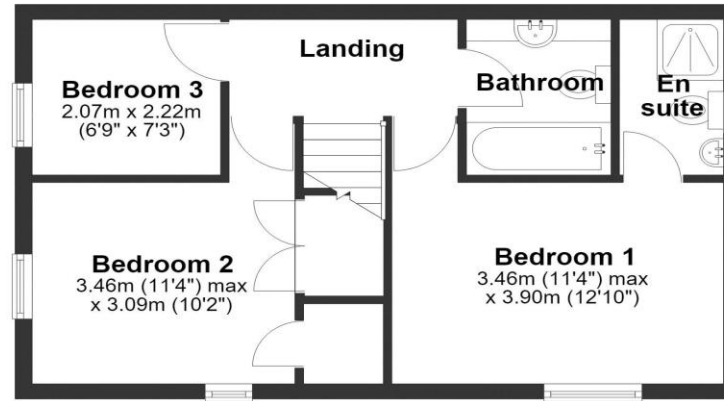




Ground Floor
Approx. 40.1 sq. metres (431.8 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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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