

**FOR SALE**

Offers in the region of £420,000

32 Gingerbread Lane, Nantwich, CW5 6NH

This well presented detached family home is located at the end of the cul de sac. The property is being sold with NO UPWARD CHAIN. The property has recently been re decorated and has had some new carpets fitted. The property has an entrance hall, living room, dining room, conservatory, new kitchen, utility and W.C. There are four bedrooms and two bathrooms. There is parking to the front, integral garage and enclosed rear gardens.





- Detached Family Home
- No Upward Chain
- Large Conservatory
- Cul De Sac Location
- Popular Residential Area
- Viewing Highly Recommended

LOCATION

Nantwich dates back to Roman Times but the standout architecture is from the Tudors with the town centres wonderful array of timber framed properties. The town has an excellent range of shopping with local and High Street chains, market hall and great range of pubs, restaurants and cafes. The town has lots of wonderful walks through the park and along the Weaver. There are numerous sports and leisure facilities close by and there is a the railway station linking to Crewe which is the next stop on the Manchester to Cardiff line. There are also great road links with the A500 leading to the M6 Motorway and it is straightforward to get to Chester, Whitchurch, Stoke on Trent and further afield. Manchester Airport is approximately 40 minutes away by car. There are a number of highly regarded junior and secondary schools in Nantwich all within easy reach.

BRIEF DESCRIPTION

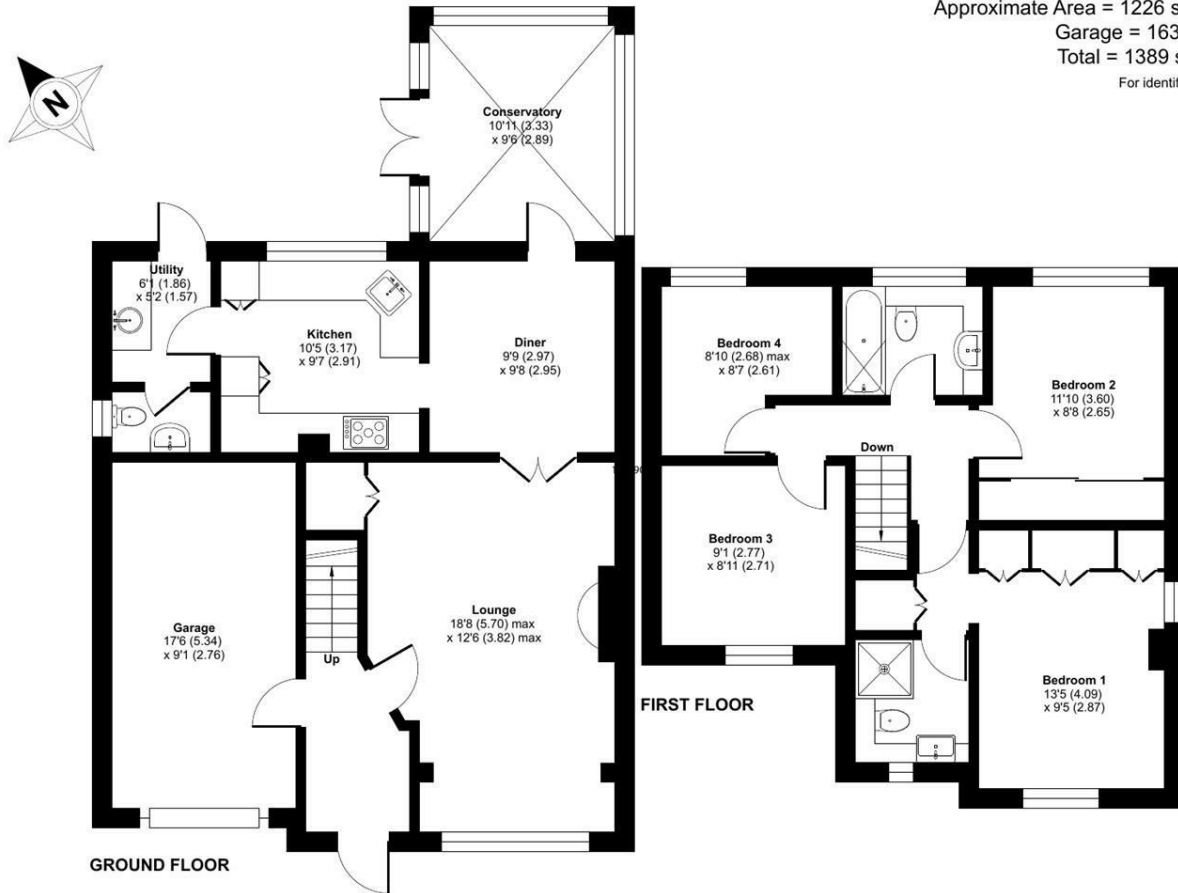
Halls are delighted to be instructed to sell 32 Gingerbread Lane by private treaty and with NO UPWARD CHAIN.

The property has been presented very well and has recently been re decorated and has had new carpets in places. The accommodation comprises a canopied front entrance porch with front door into the reception hall with a wooden floor and there is a staircase, door into the garage and door into the extended living room. The living room has windows to the front, fire place and door to understairs cupboard. There are double doors through to the dining room with a wooden floor and bi fold doors into the conservatory. The conservatory has a tiled floor, radiator, windows and doors to the gardens. Off the dining room there is an archway through to the kitchen. The modern kitchen has a wide range of cupboards, Quartz worktops, inset drainer sink unit with Quooker tap (not currently working). There is an electric oven and hob, integrated fridge with freezer box and a dishwasher. From the kitchen there is a door through to the utility room with Belfast style sink, cupboards, tiled floor, door to the garden and door to cloaks with W.C, towel radiator and wash hand basin.

The stairs ascend from the hall to the first floor landing. There is a master bedroom to the front with fitted wardrobes and bedroom furniture, windows to the front and side. There is a door to the en-suite shower room which has a corner shower enclosure, low flush W.C, wash hand basin, towel radiator and window. There are three further bedrooms and a family bathroom with panelled bath with shower over, low flush W.C, wash hand basin, towel radiator and window. The property has double glazed windows, gas fired heating system with Hive controls. The boiler was fitted in late January 2026.



Approximate Area = 1226 sq ft / 113.8 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1389 sq ft / 128.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2026. Produced for Halls. REF: 1409902



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



OUTSIDE & GARDENS

The property is located at the end of the cul de sac of Gingerbread Lane. There is a drive suitable for a number of cars and a front lawn. The drive continues to a single garage with up and over door, power and lighting. The boiler is located in the garage. There is access down the side and from the property to the enclosed rear garden. This comprises paved patio area, lawn and flower borders. There is also a timber framed summer house.

DIRECTIONS

From the centre of Nantwich drive out on the Crewe Road for about 1/2 a mile and turn right into Gingerbread Lane. Follow the road round to the right and the property is located towards the end of the cul de sac.

WHAT 3 WORDS

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ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SCHOOLING - NANTWICH

There are a number of excellent junior schools in Nantwich and two secondary schools Brine Leas and Malbank. Both schools have sixth form departments. Also close by is Reaseheath Agricultural Cottage and South Cheshire College in Crewe. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester.

COUNCIL TAX - CHESHIRE EAST

The property is in Band E on the Cheshire East Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1744 060226

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



FOR SALE

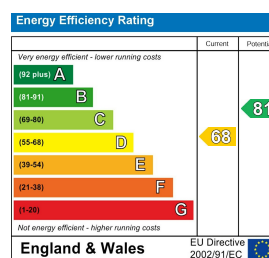
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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