

# Lewis King



3 Mill Lane, Sandbach, CW11 3PT

£425,000



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# 3 Mill Lane

Sandbach, CW11 3PT

- No Chain
- Countryside Views
- Four Spacious Reception Rooms
- Master Bedroom With En-Suite
- Two Garages & Large Utility Room With WC
- Detached Bungalow
- Semi Rural Location
- Modern Kitchen
- Upstairs Bedroom And 4 Piece Bathroom Suite
- Gardens To The Front Back And Side

#### \*UNEXPECTEDLY BACK ON THE MARKET\*

No Chain – Detached Bungalow with Countryside Views, on a peaceful country lane that leads towards Moston and Warmingham, with canal walks nearby, yet a 10 minute walk from Sandbach Train Station, Elworth Cricket Club, and is a short drive into Sandbach town centre & the Golf Club.

A rare opportunity to acquire this charming detached bungalow, set in a semi-rural location and enjoying open countryside views to both the front and rear. Offered with no onward chain, the property combines spacious, characterful living with modern touches, making it an ideal home for those seeking both comfort and tranquillity.

Internally, the accommodation boasts four generous reception rooms, offering flexible living and entertaining space. The modern kitchen is fitted with stylish high gloss grey units, complete with integrated oven, microwave, slimline dishwasher, and fridge/freezer, providing a sleek and practical cooking environment.

The ground floor spacious master bedroom benefits from its own en-suite, while upstairs a second bedroom is complemented by a spacious four-piece bathroom suite, ideal for family or guests and a landing space with a study/office area.

Externally, the property stands proudly in the centre of its plot, with gardens to the front, side, and rear. Additional highlights include two garages, a large utility room with WC, and ample gated driveway parking.

In brief the accommodation comprises of: porch, entrance hall, lounge with log burner, conservatory, master bedroom with en-suite, kitchen, drawing room, dining room. To the first floor is bedroom two, family bathroom and landing/study area.

Early viewing is highly recommended to fully appreciate the setting and scope of this unique home.



#### Porch

5'10" x 6'6" (1.8 x 2)

#### Entrance Hall

11'1" x 17'8" (3.4 x 5.4)

#### Lounge

14'9" x .21'3" (4.5 x .6.5)

#### Conservatory

9'2" x 9'2" (2.8 x 2.8)

#### Bedroom One

9'2" x 21'7" (2.8 x 6.6)

#### En-Suite

7'10" x 5'2" (2.4 x 1.6)

#### Kitchen

8'10" x 18'0" (2.7 x 5.5)

#### Drawing Room

10'5" x 9'6" (3.2 x 2.9)

#### Dining Room

10'5" x 17'4" (3.2 x 5.3)

#### Landing/Study Area

12'9" x 8'2" (3.9 x 2.5)

#### Bedroom Two

11'1" x 16'8" (3.4 x 5.1)

#### Bathroom

12'9" x 8'6" (3.9 x 2.6)

#### Utility Room

11'5" x 14'5" (3.5 x 4.4)



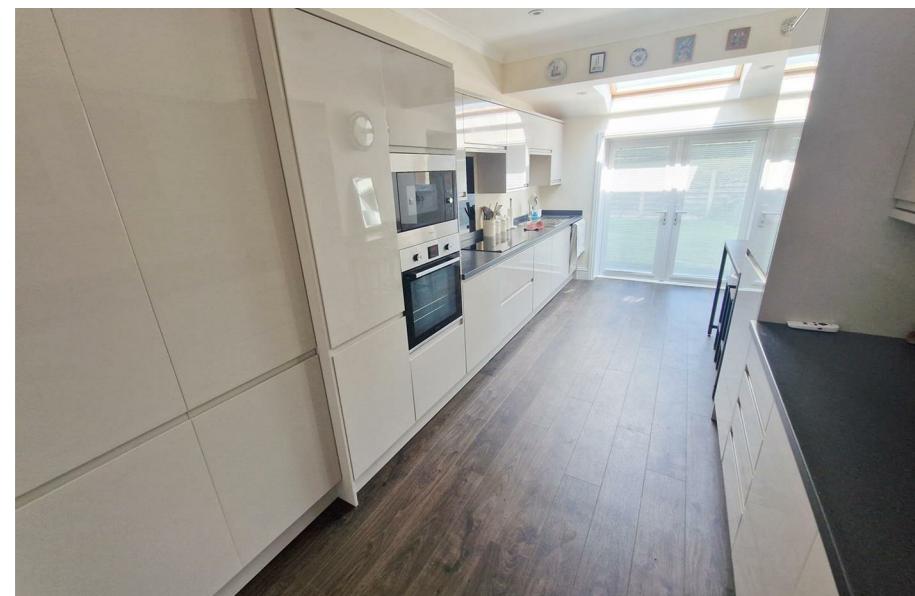
**Front Garage**

15'8" x 17'0" (4.8 x 5.2)

**Back Garage**

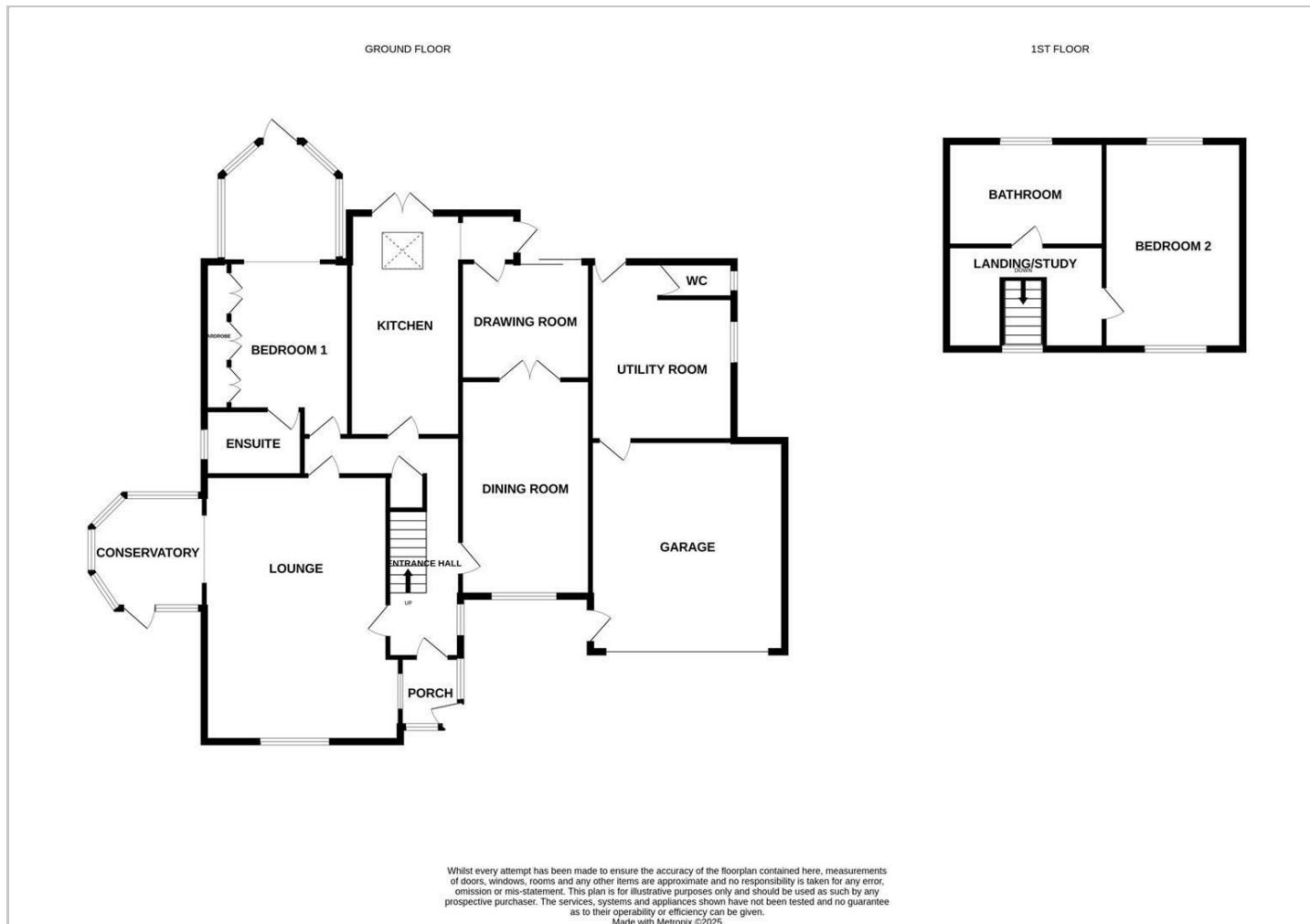
8'10" x 15'8" (2.7 x 4.8)

**Directions**





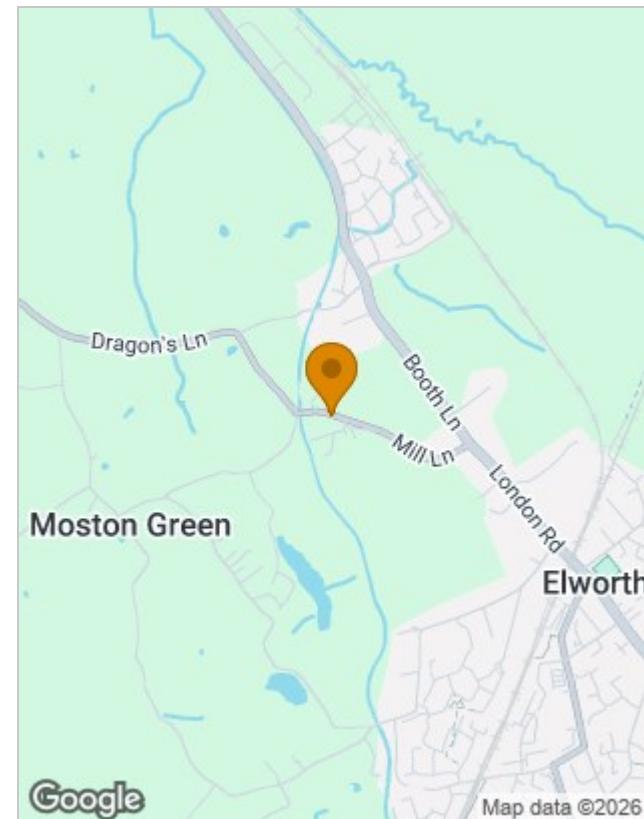
## Floor Plans



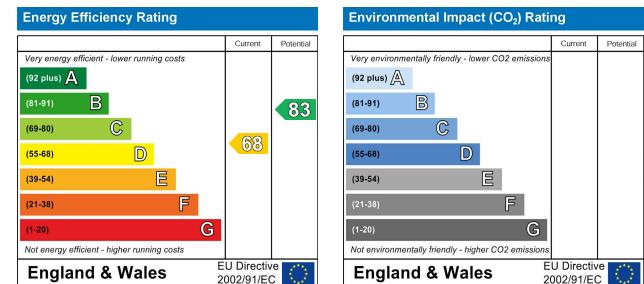
## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.