



5 LAKE VIEW, CONGLETON, CW12 4FP

£525,000



STEPHENSON BROWNE

Stephenson Browne are delighted to bring to the market this extensive three bedroom detached bungalow on Lake View. Well maintained by the current owners, the property offers a generous sized plot, spacious accommodation throughout, attached double garage and immaculate gardens. In addition the property has been equipped with solar panels promoting energy efficiency and sustainability, a significant advantage for modern living. Whether you are looking for your next family home, a downsize or a future proof home we are sure Lake View will tick all the right boxes!

A standout feature of this home is its prime location, with Astbury Mere right on your doorstep, this picturesque setting offers a wonderful opportunity for leisurely walks and outdoor activities, making it a perfect spot for nature lovers but also conveniently situated close to local amenities and transport links, ensuring that you have everything you need within easy reach.

The layout is thoughtfully designed, featuring a welcoming entrance hall leading through to the open plan lounge into dining room that serves as the heart of the home, ideal for relaxation and entertaining. The kitchen provides a range of integrated appliances with separate utility housing space and plumbing for a washer/dryer.

All three bedrooms are of a good size, with the master benefiting from built-in wardrobes and its own En suite, with the second bedroom also having built-in wardrobes, from the hallway you also have access to the main bathroom. The third bedroom, currently used as an office space, gives the opportunity to have as many different uses depending on your needs, the conservatory/garden room is accessible from here.



Situated at the end of quiet cul-de-sac this bungalow provides a sense of security and privacy, the outdoor space is perfect for gardening enthusiasts or for simply enjoying sitting out in the upcoming summer months. Ample off road parking is available to the front of the property leading to the double garage where additional parking is available. To the rear is a paved patio area that surrounds the property with a further laid to lawn area and tiered section offering a beautiful rockery that has been immaculately kept filled with mature bushes, shrubs and plants.

This property is a rare find in a desirable location, don't miss the chance to make this delightful bungalow your new home!

Entrance Hall

External front entrance, two UPVC double glazed windows, carpet flooring, central heating radiator, power points, two ceiling light fittings, access to the loft, built in cloakroom, access to airing cupboard.

Lounge

20'4" x 15'1" max
Open plan lounge into dining room, featuring UPVC double glazed walk in bay window, two UPVC double glazed windows, central heating radiator, carpet flooring, power points, feature electric fireplace, ceiling light fitting, wall light fittings.

Dining Room

13'9 x 10'6
French doors leading out into the rear garden, two UPVC double glazed windows, ceiling light fitting, carpet flooring, central heating radiator, power points, wall light fittings, access into Kitchen.



Kitchen

10'11" x 9'1"

Fitted 'U' shape kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap. eye level oven, four ring gas hob with extractor over, integrated fridge freezer and dishwasher, power points, UPVC double glazed window, central heating radiator, vinyl flooring, ceiling light fitting, space for a breakfast table.

Utility

7'10" x 5'4"

Fitted wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing for a washing machine and dryer, heated towel rail, tiled flooring, external door access out into the rear garden, UPVC double glazed window, power points.

Master Bedroom

15'9 x 13'6

UPVC double glazed window, two built in wardrobes, ceiling light fitting, central heating radiator, carpet flooring, power points, access into En suite.

En Suite

8'3" x 3'0"

Three piece suite comprising a low level WC, hand wash basin with mixer tap, walk in mixer shower with removable shower head and paneled splash back, tiled walls throughout, chrome heated towel rail, shavers port, tiled flooring, ceiling light fitting, UPVC double glazed window.

Bedroom Two

11'4 x 9'4

UPVC double glazed window, built in wardrobe, central heating radiator, ceiling light fitting, carpet flooring, power points.

Bedroom Three

12'6 x 8'6

Ceiling light fitting, carpet flooring, central heating radiator, power points, French door access into the conservatory/garden room.



Conservatory/Garden Room

UPVC double glazed windows to all elevations, polycarbonate roof, external door access, tiled flooring, ceiling light fitting.

Bathroom

6'6" x 5'7"

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, walk in mixer shower with paneled splash back and removable shower head, tiled walls throughout, chrome heated towel rail, vinyl flooring, UPVC double glazed window.

Double Garage

18'3" x 17'8"

Power and light, double electric up and over doors, external door access to the rear, UPVC double glazed window.

Externally

To the front of the property is ample space for off road parking leading to the attached double garage with well maintained greenery surround. Access is available down both sides of the property leading to the immaculately kept rear garden with paved patio surrounding the property and a further laid to lawn and tiered section with rockery.

Tenure

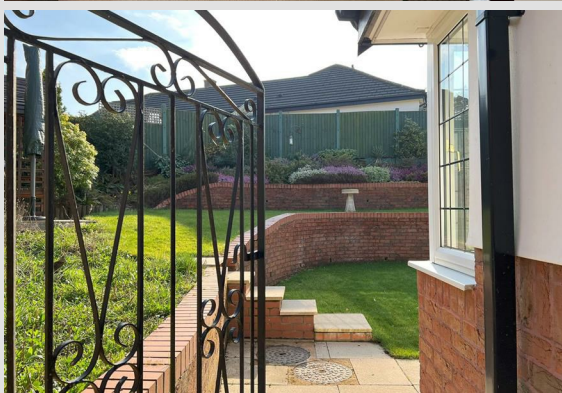
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

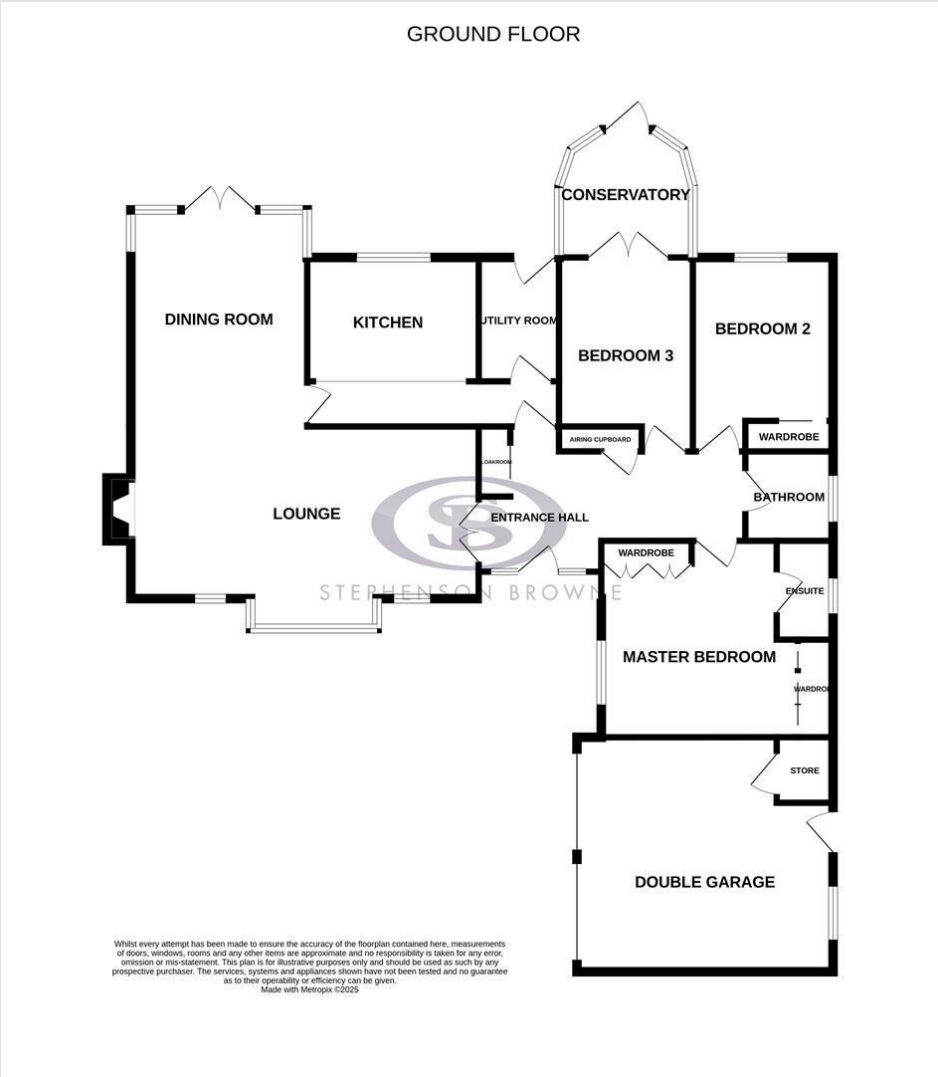
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floor Plan



Area Map



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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