



## 10 Lapwing Close, Winsford, CW7 1SN



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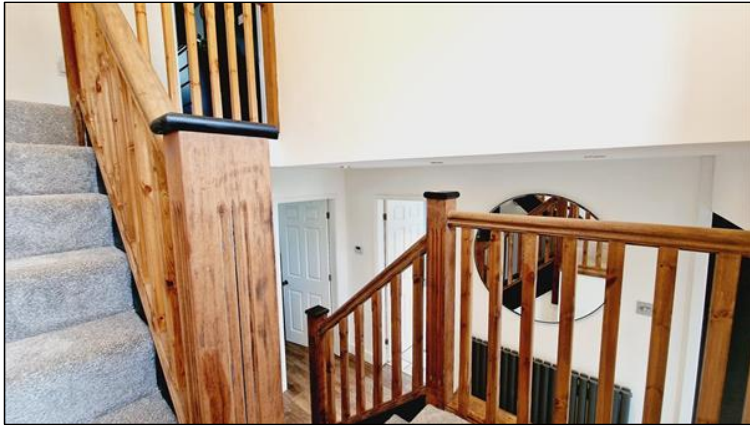
Welcome to this lovely, well presented and spacious property located just off Darnhall School Lane. Constructed by "Redrow" Homes in 1988, is immaculately presented and sits on a beautiful larger than average corner plot offering fantastic family living at the head of a quiet close on the periphery of the town. Exceptionally private and not overlooked, this property offers everything you could wish for inside and out and is definitely a rare find.

As soon as you open the front door you are immediately greeted by one of those properties that exudes comfort and practicality in one! The "heart of the home", the ground floor welcomes you through the composite front door into the light and bright hallway with it's curved stairwell leading to the first floor and flooded with light through the mid level window, the Hallway leads through into a spacious Lounge with French Doors at one end leading directly into the Garden, Dining Room, Kitchen with Utility Room and Cloakroom. Leading from the stairwell, the Landing provides access to the Master Bedroom with En Suite Shower Room, Three further Bedrooms and the Family Bathroom.

Externally this property boasts a large, perfectly maintained garden with two patio areas, ideal for outdoor gatherings with the addition of a detached double garage with parking for a number of vehicles.

In conclusion, this property presents an excellent option for your next home.

Offers Over £410,000



**Entrance Hallway: 4.67m (15' 4") x 3.25m (10' 8")**

Having a composite door and side window to the front elevation, a uPVC double glazed window to the side elevation, wood effect flooring, ceiling light point and a curved stairwell leading to the Landing.

**Cloakroom: 2.28m (7' 6") x 1.22m (4' 0")**

With a leaded uPVC double glazed window to the front elevation, wood effect flooring

**Lounge: 6.28m (20' 7") x 3.63m (11' 11")**

Dual aspect with a leaded uPVC double glazed window to the front elevation and uPVC double glazed French Doors to the rear, wood effect flooring, LED inset spotlights.

**Dining Room: 3.21m (10' 6") x 2.47m (8' 1")**

Having a uPVC double glazed window to the rear elevation, wood effect flooring, ceiling light point

**Breakfast/Kitchen: 3.95m (13' 0") x 2.70m (8' 10")**

With a uPVC double glazed window to the rear elevation and a full wall length uPVC double glazed window to the side, tiles to the floor area, inset LED spotlights to the ceiling and space for a breakfast table and chairs. Fitted with a range of wall mounted and floor level units with complimentary worktop over housing a 1 1/2 bowl sink and drainer with mixer tap and a four ring gas hob with extractor hood over. Stainless steel eye level double oven and grill and integrated fridge freezer.

**Utility Room: 2.70m (8' 10") x 1.52m (5' 0")**

Having a leaded uPVC double glazed door to the side elevation, tiles to the floor, wall mounted combination boiler, inset LED spotlights to the ceiling. Fitted with a base cupboard, plumbing for washing machine and dishwasher, worktop over with splash back tiles and wall mounted cabinets.

**Stairs & Landing:**

Walking up the curved stairs you pass by the landing window which streams light through onto the landing, having a balustrade and handrail, ceiling light point and doors to all upper floor rooms.

**Master Bedroom: 3.56m (11' 8") x 3.01m (9' 11")**

With a uPVC double glazed window to the rear elevation, carpet and ceiling light point.

**En Suite Shower Room: 1.95m (6' 5") x 1.75m (5' 9")**

Having an obscure uPVC double glazed window to the side elevation.

**Bedroom Two: 3.12m (10' 3") x 2.59m (8' 6")**

With a leaded uPVC double glazed window to the front elevation, a bank of built in wardrobes, carpets and ceiling light point.

**Bathroom: 2.16m (7' 1") x 1.95m (6' 5")**

Having a leaded uPVC double glazed window to the front elevation, pebble effect tiles to the floor, tiles to the walls and pebble border tiles to the bath and shower, uPVC cladding with LED inset spotlights to the ceiling. Fitted with a white suite comprising a corner bath with curved, glazed shower screen and a shower over, a glass washbasin complete with contemporary glass stand and freestanding mixer tap, low lever WC and chrome towel rail.

**Bedroom Three: 3.38m (11' 1") x 3.31m (10' 10")**

Having a uPVC double glazed window to the rear elevation, carpets and ceiling light point.

**Bedroom Four: 2.67m (8' 9") x 2.31m (7' 7")**

With a uPVC double glazed window to the rear elevation, carpets and ceiling light point.

**Rear Garden:**

Beautifully prepared and spacious garden space with patios and lawn areas. Access to the rear of the garage.











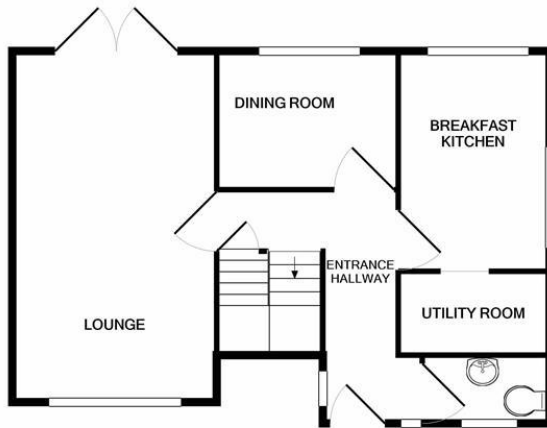
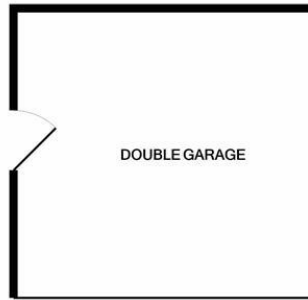




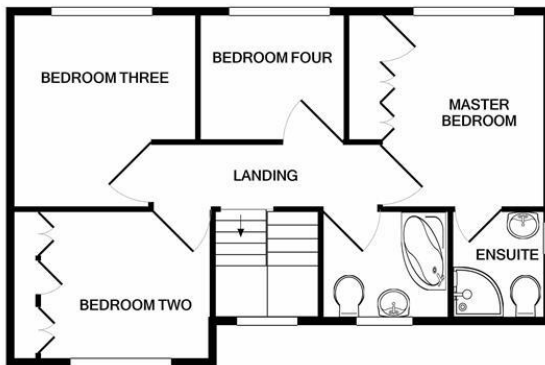


- FOUR BEDROOM DETACHED PROPERTY IN A QUIET CUL-DE-SAC LOCATION
- LARGER THAN AVERAGE PLOT
- DETACHED DOUBLE GARAGE / ENTERTAINMENT AREA
- ENTRANCE HALLWAY
- SEPERATE LOUNGE AND DINING ROOM
- KITCHEN WITH SEPERATE UTILITY
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- PRIVATE GARDEN WITH TWO PATIO AREAS
- FREEHOLD

# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 950 SQ.FT.  
(88.2 SQ.M.)



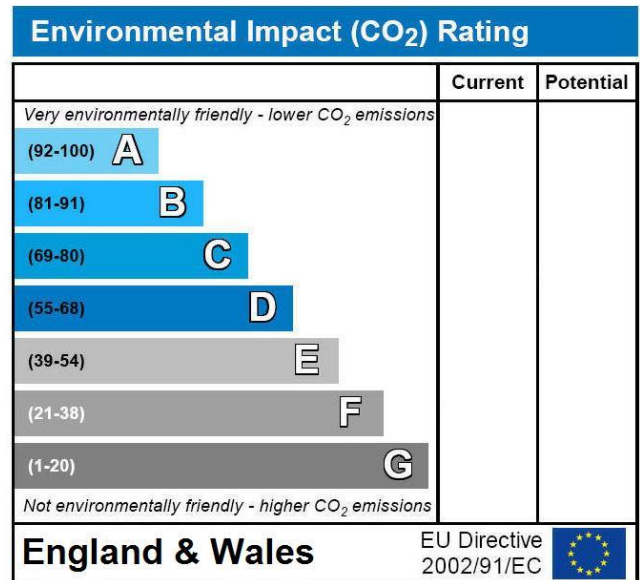
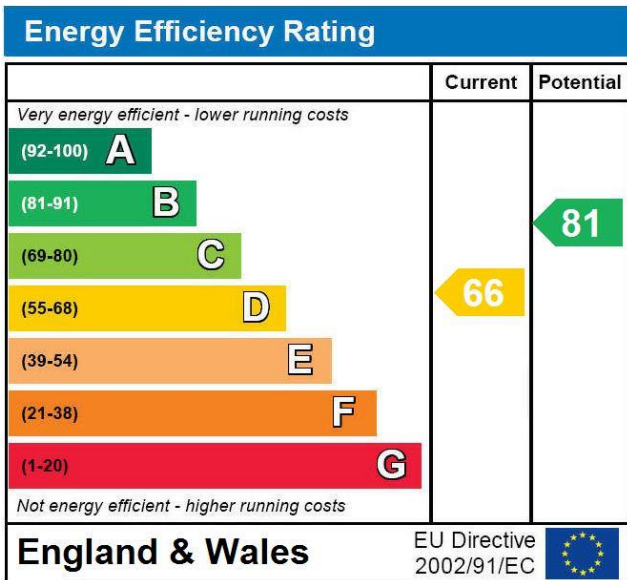
1ST FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Certificate



### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP  
01606 594455    Sales@LMSproperty.co.uk

