



49 Lambourn Drive, Leighton

£225,000 Freehold



South-facing rear garden enjoying plenty of natural sunlight • Recently fitted modern kitchen with integrated appliances • Spacious lounge with feature gas fire and decorative surround • Bright sun room providing additional versatile living space • Three well-proportioned bedrooms (two doubles, one single) • Driveway parking for two cars



This well-presented three-bedroom home offers comfortable, modern living, enhanced by recent upgrades and a sunny south-facing garden.

Upon entering, you are welcomed by a bright and inviting hallway, which gives access to a convenient downstairs WC and leads through into the spacious lounge. This well-proportioned living area is filled with natural light and features an attractive gas fire set within a decorative surround, creating a warm and cosy focal point.

To the rear, the recently fitted kitchen is modern and well-designed, offering a great balance of style and practicality. It features a range of wall and base units providing ample storage, along with generous worktop space for food preparation. Integrated appliances include an induction hob and electric oven, as well as a slimline dishwasher, with additional plumbing for a washing machine and space for a fridge freezer. A pleasant dining area provides room for everyday meals, while the kitchen opens into a bright sun room overlooking the garden, creating a versatile and sociable space.

Upstairs, the property offers three well-proportioned bedrooms, including two good-sized doubles and a versatile single room, ideal as a nursery, home office, or guest room. The bathroom is fitted with a bath and electric shower, along with a WC and wash basin.

Externally, the property benefits from driveway parking for two cars. The south-facing rear garden is a particular feature, enjoying plenty of natural sunlight and comprising a well-maintained lawn, a patio area, and a separate seating space, ideal for relaxing or entertaining.

Location:

The property is situated in the railway town of Crewe and just a few miles from the historic town of Nantwich. Crewe offers an extensive range of amenities including shopping, educational and recreational facilities, as well as outstanding transport and commuter links via the A500 and Junction 16 of the M6 motorway, while Crewe mainline railway station provides direct access to larger cities and towns across the country.



Modern three-bedroom home with recent upgrades, a south-facing garden, sun room, driveway for two cars, and a stylish kitchen. Located in Crewe near amenities, transport, and Nantwich. Council Tax band: B

Tenure: Freehold

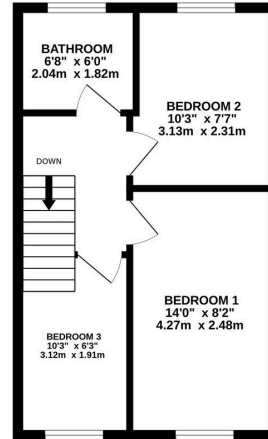
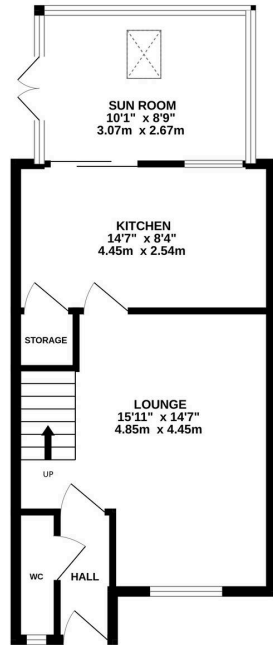
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



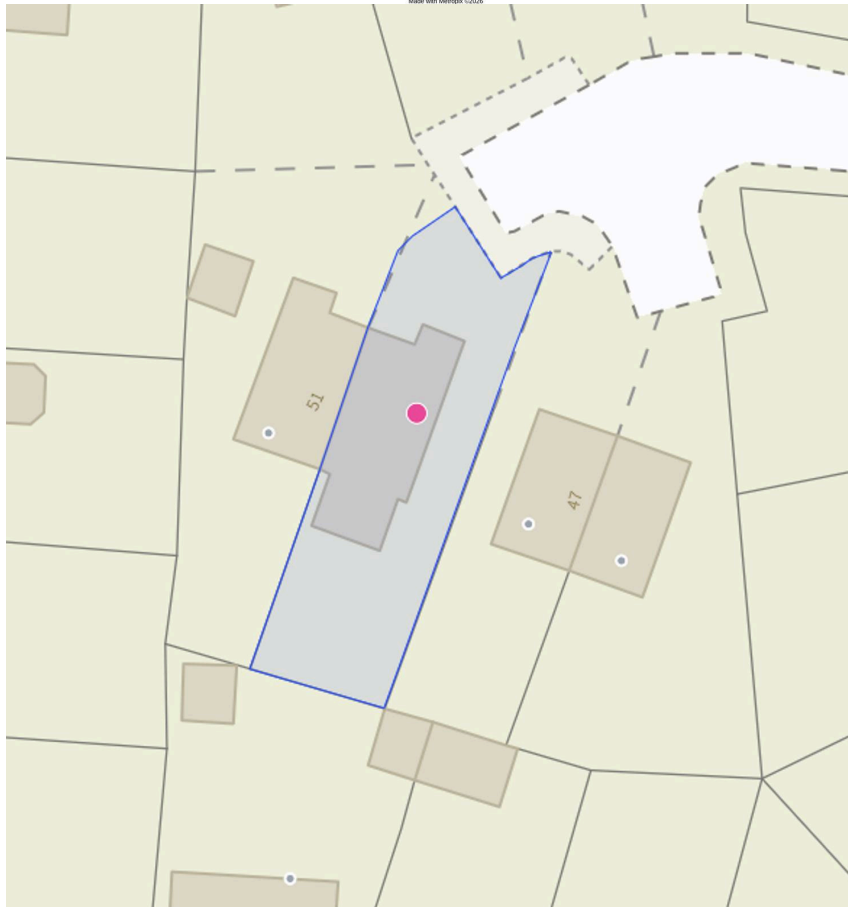
GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be called 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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