







## 2 Badgers Rake

Mere Lane, Pickmere

A modern 3-storey home (1,200 sq. ft.) in village near Pickmere Lake. Ground floor: entrance hall, WC, kitchen/diner, living room. 3 beds, 1 bath on 1st floor.

Top floor: principal suite with bedroom, dressing room, ensuite. Rear garden, driveway, garage. Perfect for family living and countryside walks, great transport links to Knutsford, Northwich, and motorway.

Council Tax band: E

Tenure: Freehold

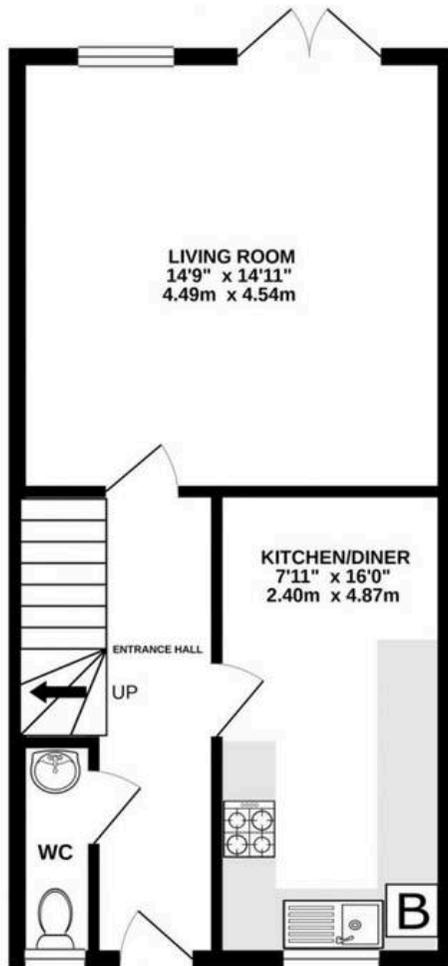
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

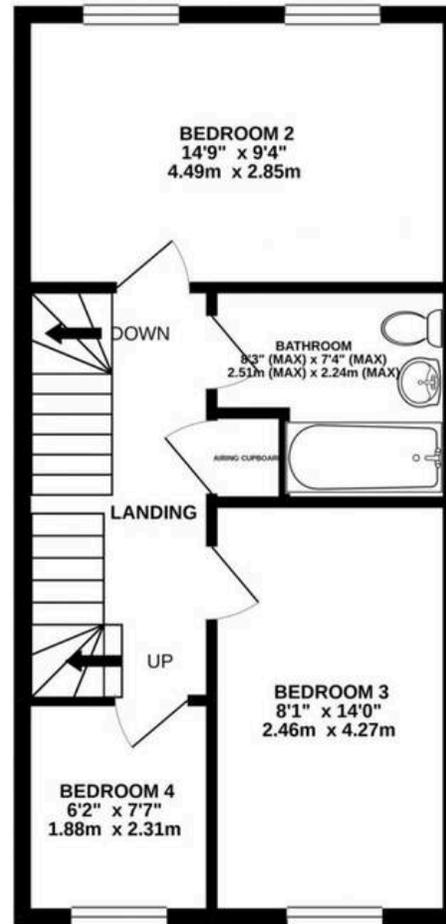
- Four bedrooms and two bathrooms, plus downstairs WC
- Modern three story living with nearly 1200 square feet of floor space
- Spacious principal bedroom suite with ensuite shower room and dressing room
- Parking space and single garage, plus good sized rear garden
- Moments walk from Pickmere Lake and lovely country walks
- A short drive from Knutsford and other notable towns and villages, plus the motorway network



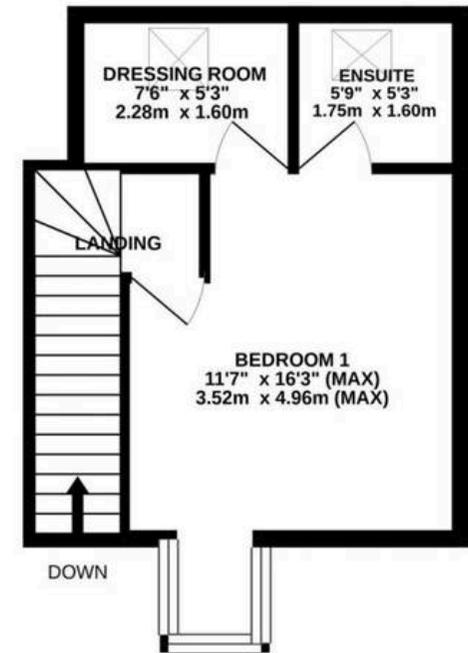
**GROUND FLOOR**  
455 sq.ft. (42.3 sq.m.) approx.



**1ST FLOOR**  
455 sq.ft. (42.3 sq.m.) approx.



**2ND FLOOR**  
268 sq.ft. (24.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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