







## 22, Sugar Lane, Macclesfield, Cheshire SK10 5UJ

Set in the rolling hills of the Peak District, in the sought-after village of Rainow, this charming family home enjoys an idyllic rural setting. The property boasts a range of quality fixtures and fittings throughout, beautifully complemented by character and warmth. Rainow itself is a delightful village offering excellent walks, a popular primary school, a friendly local pub and a strong sense of community.

On the ground floor, the accommodation includes an entrance porch, cloakroom, lounge opening through to the dining room, a fabulous orangery, a useful utility room, and a tastefully appointed kitchen. To the first floor there are four well-proportioned bedrooms and a stylish family bathroom featuring a roll-top bath with shower over. The home is warmed by gas-fired central heating and benefits from uPVC double glazing.

Externally, the property is approached via a block-paved driveway providing off-road parking and access to the store. To the rear lies a fully enclosed, low-maintenance garden making it an ideal space for relaxing or entertaining.

Rainow remains a highly desirable village, known for its scenic walks, thriving community, reputable school and welcoming pub, making this an exceptional location for family living.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, on the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns. Proceed out of Macclesfield along Hursfield Road towards Whaley Bridge. On entering the village of Rainow, turn left opposite the Church, into Round Meadow. Follow the road round, taking the next left into Sugar Lane and the property can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

Courtesy light.

## Porch

Composite front door with decorative glazing inset.

## Cloakroom/W.C.

Washbasin with tiled splashback. Low suite W.C. uPVC double glazed window. Double panelled radiator.

## Lounge/Dining Room

23'2 x 13'10 reducing to 11'1

Contemporary electric fire set within a marble fireplace. Spindle balustrade to the staircase. T.V. aerial point. uPVC double glazed window. uPVC patio doors opening onto the orangery. Double panelled radiator.

## Orangery

20'5 x 9'9

Downlighting. Tiled flooring. uPVC double glazed windows. uPVC patio doors opening onto the garden. Two double panelled radiators.

## Kitchen

12'8 x 11'1

One and a half bowl composite sink unit with mixer tap and base drawers below. An additional range of matching base, eye and full length cupboards with contrasting work surfaces and splashbacks. Matching island unit. Space for a gas range style cooker with extractor hood over. Integrated appliances include a dishwasher and full length fridge. Downlighting. Karndean flooring. uPVC double glazed window. Composite stable door with glazing inset opening onto the garden. Double panelled radiator.

## Utility Room

8'4 x 7'8

One and a half bowl ceramic sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces. Plumbing for a washing machine. Vented space for a tumble dryer. Space for a full-length freezer. Sensored downlighting. The Vaillant combination condensing boiler.

## First Floor

## Landing

Spindle balustrade to the staircase. Loft access.



#### **Bedroom One**

12'7 x 10'6

Large storage cupboard with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Two**

13'4 x 8'6

Floor to ceiling wardrobe with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

9'6 x 8'7

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

10'3 x 6'3

uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The suite comprises a free standing bath with mixer tap and shower over, a washbasin with mixer tap and vanity storage drawer and cupboard below and a low suite W.C. with concealed cistern. Mirrored bathroom cabinet. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Store**

The current store was formerly part of the garage.

##### **Gardens**

To the front of the property, a block-paved driveway provides off-road parking for at least two vehicles and is complemented by a neat, lawned area. The rear of the property features a fully enclosed garden with fenced borders and includes a flagged patio, raised planting beds, a rockery and a pond. A greenhouse is also included in the sale.

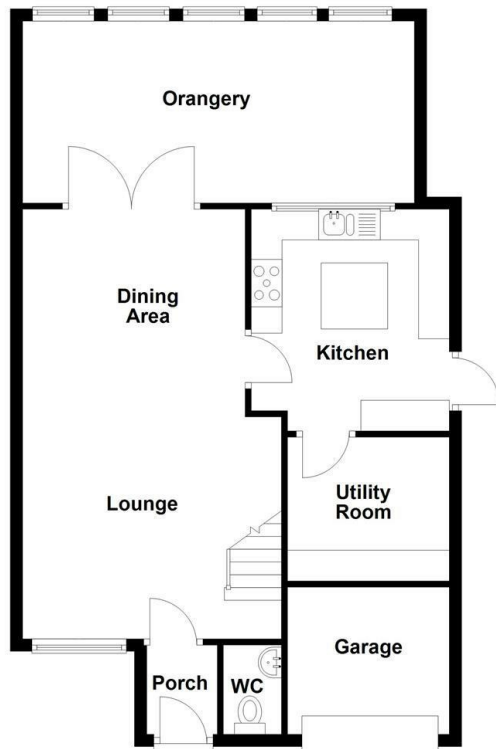
##### **Tenure**

The property is Freehold with a rent charge of £20 per annum.

**£440,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

