



**GASCOIGNE  
HALMAN**

42 LAKELANDS CLOSE, LAKELANDS CLOSE,  
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



## 42 LAKELANDS CLOSE, LAKELANDS CLOSE, MACCLESFIELD

**Offers Over £750,000**

A rare and amazing opportunity to purchase a substantial detached family home standing in large grounds with its own lake. A fabulous tucked away location but yet being within walking distance to the Town Centre. Five double bedrooms, three reception rooms and a large open plan family room/dining kitchen.

A Substantial Five Double Bedroom Two Bathroom Detached Family Home.

Three Reception Room An A Large Open-plan Family Room Dining/Kitchen.

Standing In Large Grounds With Its Own Fabulous Lake.  
Short Walk Away From Macclesfield Town Centre And Train Station.





#### DESCRIPTION

Situated and tucked away at the end of the close in a most fantastic position, this house comes with its own lake and stands in mature private gardens with a wonderful open aspect to the rear. This really is a rare opportunity to purchase quite a special substantial home with fabulous private views over a wonderful lake and yet being a short walk away from the town centre and train station.

The house offers substantial accommodation with five double bedrooms and two full size bathrooms (one en-suite). There is sizeable living accommodation three reception rooms and a large open-plan family room and dining/kitchen. The accommodation is in need of some updating but really does offer the potential to create a most amazing family home.

Upon entering the property via the double doors you are greeted with a large entrance hall with stairs to the first floor, understairs storage and a cloakroom/WC, the dining room is a lovely through room with a bay window overlooking the lake further window overlooking the garden and the fantastic open views. there are double doors through into the main lounge which is a fabulously proportioned room, again with two bay windows overlooking the lake, further window and door onto the private garden and view, there is also a most attractive stone fireplace, off the hall is a second sitting room with a window to the rear. one of the great features of this house is this large open-plan dining/kitchen and family room, kitchen area being fitted in a matching range of cream fronted units, window overlooking the garden, tiled floor and a large central island unit and dresser unit, the large family room with a bay window and doors looking over the lake and giving access to the front, very spacious family area capable of holding two large sofas and a chair, off the kitchen is the utility room, attractively fitted in a matching range of units and glazed door to the rear.

On the first floor off the landing gives access to all five double bedrooms all having fitted wardrobes, the master bedroom being of outstanding proportions and having a bay window overlooking the lake, a full size en suite with his and hers wash hand basins, bath and WC, the family bathroom is also a good size with a shower and a bath.

Outside to rear is great sized gardens enclosed by a lovely dry stone wall and view over the fields in the distance. To the side of the property are further large lawned gardens which continue round to the front. To the front there is the fabulous lake and off road parking for five cars, lovely seating area and steps down to a path to walk around the lake.

#### DIRECTIONS

SAT-NAV SK10 1RF

#### LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

#### TENURE

Freehold

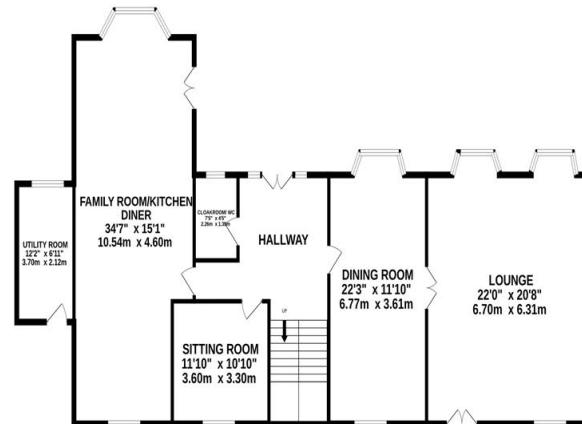
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

#### LOCAL AUTHORITY

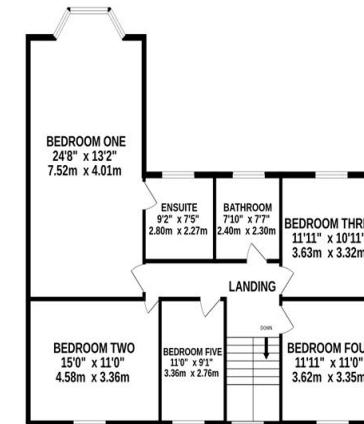
CHESHIRE EAST BC CTB G

#### ENERGY PERFORMANCE CERTIFICATE

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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