





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

Set amidst the rolling hills of the Peak District, in the highly desirable village of Rainow, this charming family home offers an idyllic blend of countryside living and modern comfort. Beautifully presented throughout, the property combines quality fixtures and fittings with characterful features, creating a warm and inviting atmosphere.

Rainow itself is a picturesque and welcoming village, renowned for its scenic walks, well-regarded primary school, friendly local pub, and strong sense of community, making it especially appealing for families.

The ground floor accommodation comprises an entrance porch, cloakroom, a spacious lounge flowing seamlessly into the dining room, and a stunning orangery that floods the space with natural light. A well-appointed kitchen and a practical utility room complete the layout. Upstairs, the first floor offers four generously sized bedrooms and a stylish family bathroom, featuring a classic roll-top bath with shower over. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, a block-paved driveway provides off-road parking and access to a useful store. To the rear, a fully enclosed, low-maintenance garden offers an ideal setting for both relaxation and entertaining.

Combining rural charm with everyday convenience, this delightful home represents a rare opportunity to enjoy village life in one of the Peak District's most sought-after locations.

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.

HOLDEN & PRESCOTT

**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.

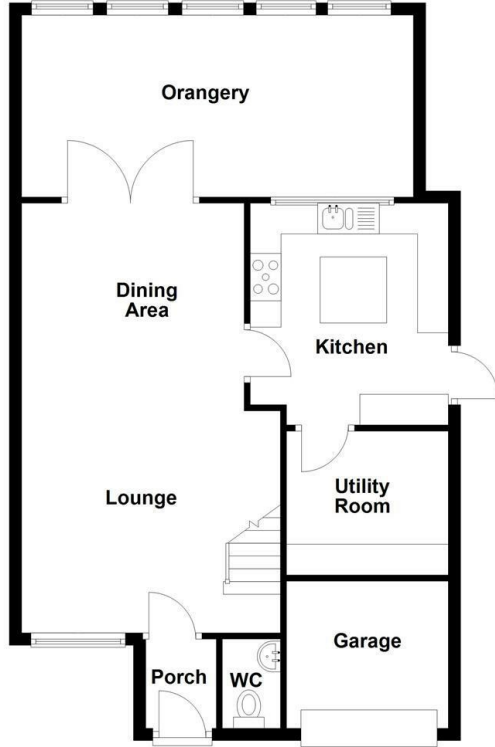
**Tenure**

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

**£425,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

