



**28 The Walled Garden Tixover Grange, Tixover, Stamford, PE9 3QN**  
**Guide Price £175,000**



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## 28 The Walled Garden Tixover Grange, Tixover, Stamford, PE9 3QN

Tenure: Leasehold

Council Tax Band: C (Rutland County Council)



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### DESCRIPTION

An well-maintained two-bedroom middle-terrace bungalow with its own garage occupying a pleasant corner plot within a sought-after over 55's complex in the picturesque grounds of Tixover Grange.

Benefiting from double-glazed windows throughout, the accommodation briefly comprises Entrance Hall, Living Room, Kitchen/Diner, Utility Room, two Bedrooms and Shower Room.

Outside, there is a detached single Garage (in a bloc), wrap-around garden taking in open views to rear, pleasant communal grounds and residents' car park.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch 0.91m x 1.37m (3'0" x 4'6")

Double-glazed entrance door, internal glazed door leading to Hallway.

##### Hallway

Electric storage heater, loft access hatch.

##### Living Room 3.38m x 6.50m (11'1" x 21'4")

Elegant fireplace with matching raised hearth housing coal-effect electric fire, electric storage heater, window to rear, sliding patio doors give access to gardens at rear and provide views over neighbouring countryside.

##### Kitchen/Diner 3.43m x 3.02m (11'3" x 9'11")

Range of fitted units incorporating marble-effect worktops, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprising Samsung electric hob with extractor fan above and eye-level Neff electric double oven. Included in the sale is a freestanding Siemens slimline dishwasher. There is a further undercounter appliance space.

Electric storage heater, tiled splashbacks, window to rear overlooking garden and countryside beyond.

##### Utility Room 2.34m x 1.70m (7'8" x 5'7")

Fitted worktop with space and plumbing for washing machine beneath, built-in airing cupboard with recently installed hot water cylinder (approx. 1 year), fitted wall shelving, space for larger fridge.

##### Bedroom One 3.40m x 3.81m (11'2" x 12'6")

Range of fitted bedroom furniture comprising two double and one single wardrobes, corner vanity unit with central dressing table and drawers beneath. Electric storage heater, window to rear providing views over undulating countryside.

##### Bedroom Two 3.43m x 2.16m incl wardrobes (11'3" x 7'1" incl wardrobes)

Fitted wardrobes (a double and a single) with top boxes, electric storage heater, window to front.

##### Shower Room 2.34m x 1.70m (7'8" x 5'7")

White suite of low-level WC and pedestal hand basin, large shower cubicle with Mira shower, mermaid boarding to splashbacks and curved shower screen, heated towel rail, partially tiled walls.

### OUTSIDE

#### Single Garage

The property includes a single Garage with a recently installed electric door.

The garage is part of a bloc of garages detached from the property.

#### Parking

There is ample residents' and visitors' car parking.

#### Rear Garden

To the rear of the property there is a paved patio area with adjoining lawn taking in lovely countryside views.

#### Communal Gardens

Communal gardens are attractively landscaped and laid predominantly to lawn, with pathways, seating areas, flowerbeds and borders stocked with inset trees, shrubs and bushes.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Electric storage heaters

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Electric smoke alarms installed.

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:

EE - good outdoor, variable in-home  
O2 - good outdoor, variable in-home  
Three - good outdoor, variable in-home  
Vodafone - good outdoor, variable in-home  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### LEASEHOLD INFORMATION

Term of lease: 999 years from 01/01/2021

Years remaining: 994

Service charge: £197.90 payable monthly in advance.

Some of the items included in the service charge are water & sewerage, upkeep of the gardens and grounds, buildings insurance and window cleaning.

Ground rent: N/A

### TIXOVER

Tixover is a small hamlet close to Duddington on the A47 just to the west of Stamford. The drive to Stamford is easy through Collyweston, and Easton on the Hill, where there are a number of facilities but obviously more main shopping etc., is available in the town. In addition driving the other way along the A47 there is the small market town of Uppingham where again there is a full range of facilities.

### COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of

each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

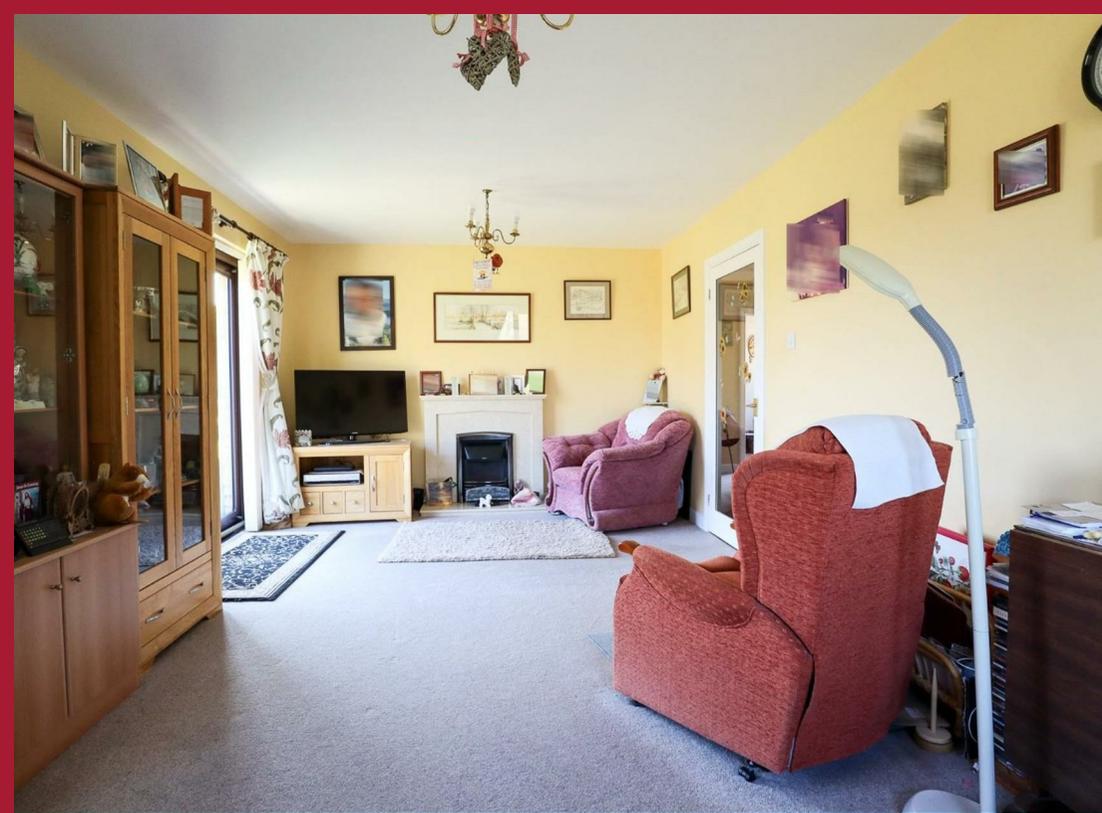
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

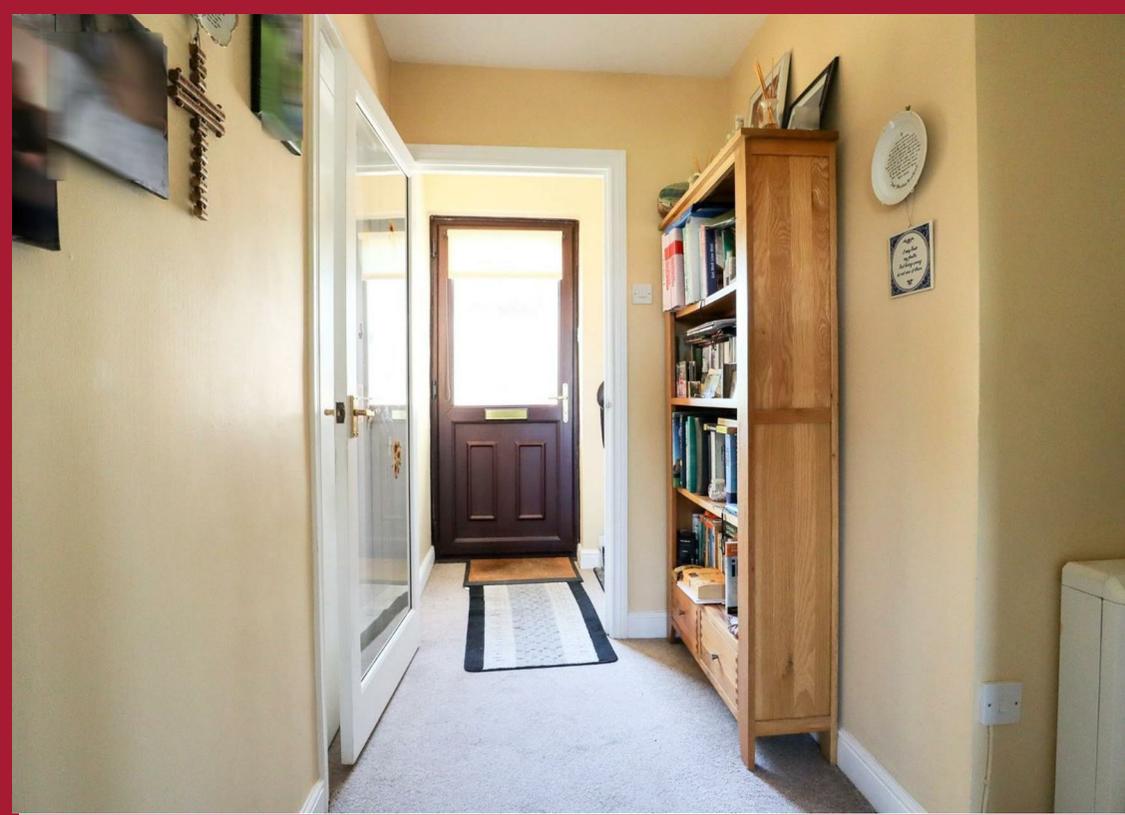
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







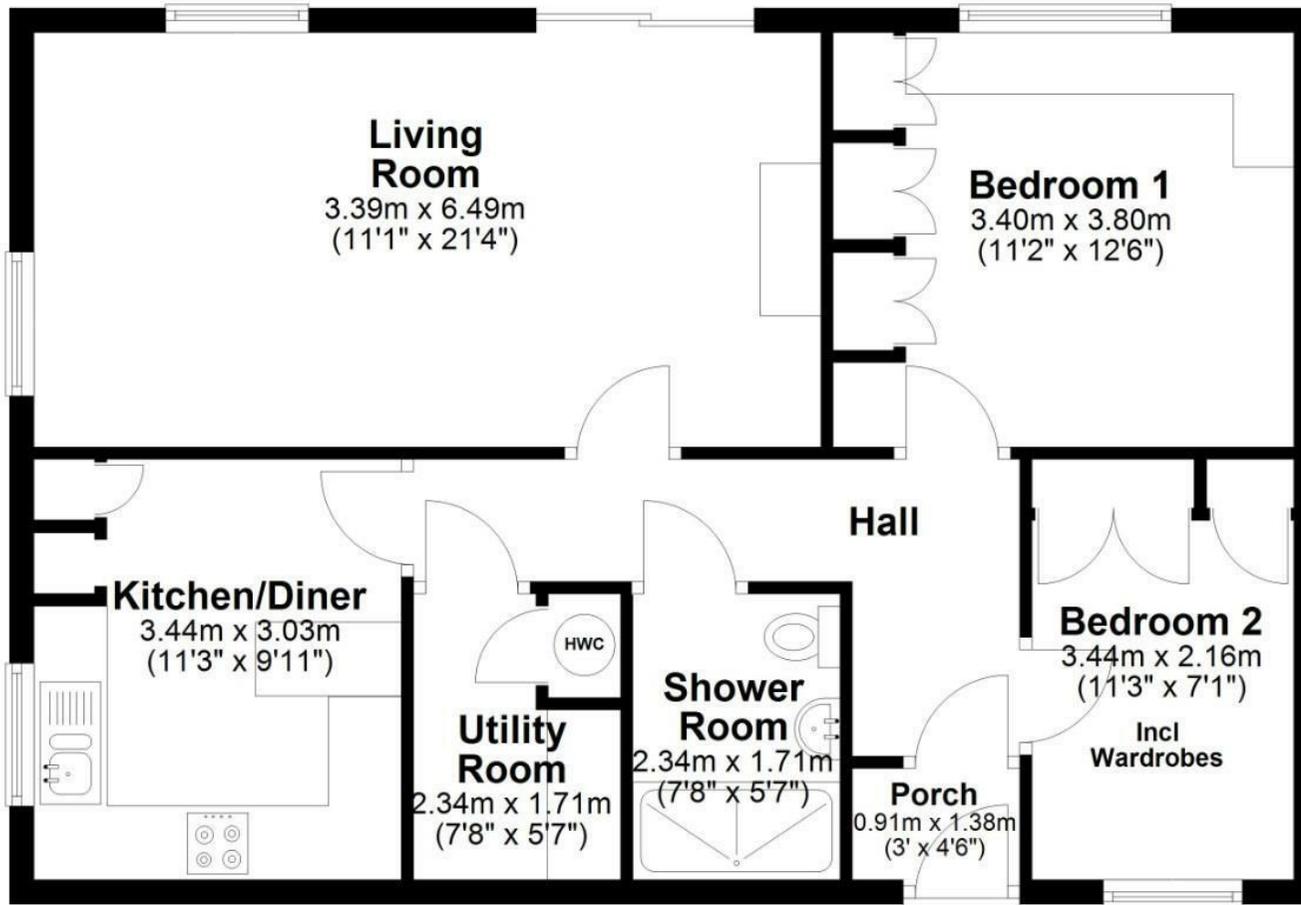
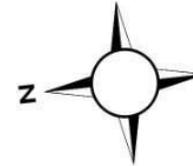




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## Ground Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



Total area: approx. 72.0 sq. metres (775.4 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>79</b>
	<b>61</b>	
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		