



34 The Walled Garden, Tixover Grange, Tixover, Stamford, PE9 3QN
Guide Price £295,000



Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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Tenure: Leasehold

Council Tax Band: D (Rutland County Council)



Chartered Surveyors & Estate Agents

A very well maintained and tastefully presented middle-terrace bungalow with its own garage occupying a pleasant plot within a desirable over 55's complex in the picturesque grounds of Tixover Grange taking in open countryside views.

**** Open-plan Sitting Room & Dining Area * Kitchen * 3 Double Bedrooms * 2 Bath/Shower Rooms * Garage * Ample Parking ****



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Formerly two properties converted into one, No 34 The Walled Garden offers spacious accommodation which benefits from double glazing and briefly comprises Entrance Hall, open-plan Sitting Room and Dining Area, Kitchen, Utility Room, Master Bedroom with ensuite Bathroom, two further Double Bedrooms and a separate Shower Room.

Outside, there is a single Garage and shed (in a bloc), garden taking in panoramic rural views to rear, attractively landscaped communal grounds and ample parking for residents and visitors.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Double-glazed entrance door, radiator, two built-in cloaks cupboards, part carpeted/part tiled floor, dual-aspect windows to front.

Inner Hall

Radiator, two loft access hatches.

Open-plan Sitting Room & Dining Area

Generously-proportioned, light and airy reception space featuring:

Sitting Area 5.46m x 5.64m max (17'11" x 18'6" max)

Elegant fireplace housing living-flame electric fire,

radiator, wall-light points and sliding patio doors taking in views over undulating countryside to rear.

Dining Area 3.30m x 3.38m (10'10" x 11'1")

Radiator, wall-light points, window and sliding patio doors overlooking rear garden and open countryside beyond.

Kitchen 3.28m x 4.29m (10'9" x 14'1")

Range of fitted units incorporating roll-top work surfaces, inset twin-bowl single drainer stainless steel sink with mixer tap, ample base cupboards and drawers, matching eye-level cabinets and wall cupboards with a purpose-built recess providing space for an American-style fridge-freezer.

Integrated appliances comprise eye-level Neff electric double oven, eye-level microwave oven, Siemens electric hob with extractor above and Miele dishwasher.

Tiled splashbacks, window with views over rear garden and countryside beyond.

Utility Room 2.49m x 2.62m (8'2" x 8'7")

Fitted granite-style worktop, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboards and drawers, undercounter space and plumbing for washing machine.

Wall-mounted towel radiator, part-tiled walls, tiled floor, extractor fan, window to front.

Bedroom One 4.34m x 4.42m incl wardrobes (14'3" x 14'6" incl wardrobes)

Range of built-in bedroom furniture incorporating two double and two single wardrobes with a central dressing table, radiator, window to rear.

En-suite Bathroom 2.46m x 3.45m (8'1" x 11'4")

Three-piece cream suite comprising low-level WC, hand basin with mixer tap set in vanity unit with cupboards beneath and panelled bath, separate corner shower cubicle, wall-mounted towel radiator, tiled walls, extractor fan, window to front.

Bedroom Two 3.51m x 3.78m incl wardrobes (11'6" x 12'5" incl wardrobes)

Two built-in wardrobes and matching dressing table, radiator, window to front.

Bedroom Three 3.51m x 3.78m incl wardrobes (11'6" x 12'5" incl wardrobes)

(currently used as Study)
Radiator, window to front.

Shower Room

Equipped with concealed cistern WC, hand basin with mixer tap set in vanity unit with storage beneath and shower cubicle with Mira shower. Radiator, tiled walls, tiled floor, wall-light point, extractor fan, window to front.

OUTSIDE

Parking

There is ample residents' and visitors' car parking.

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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.

Garden

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

There is an outside tap on the front of the property.

Single Garage

The property includes a single Garage with an electric door.

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

Shed

Included in the sale is a useful shed forming an integral part of the garage block.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric storage heaters

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.

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 D
Council rate: £200.00 per calendar month (single occupancy).
Rutland County Council, Oakham 01572-722577

LEASEHOLD INFORMATION

Term of lease: 999 years from 1st January 2021
Years left: 994
Current service charge: £306.72 per calendar month.
Current ground rent for garage and shed: £140 per annum.

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

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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.







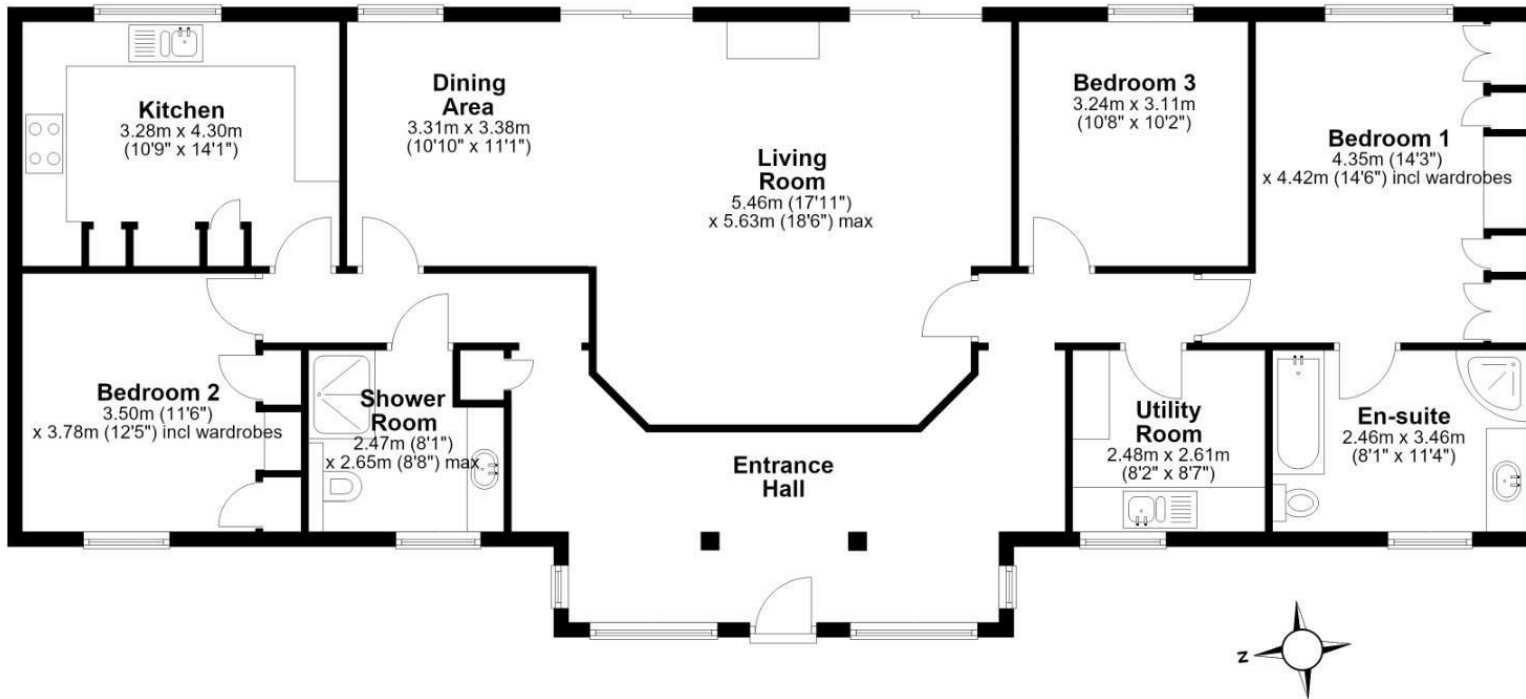






Ground Floor

Approx. 147.9 sq. metres (1592.3 sq. feet)



Total area: approx. 147.9 sq. metres (1592.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	75

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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