



28 The Walled Garden
Tixover Grange PE9 3QN

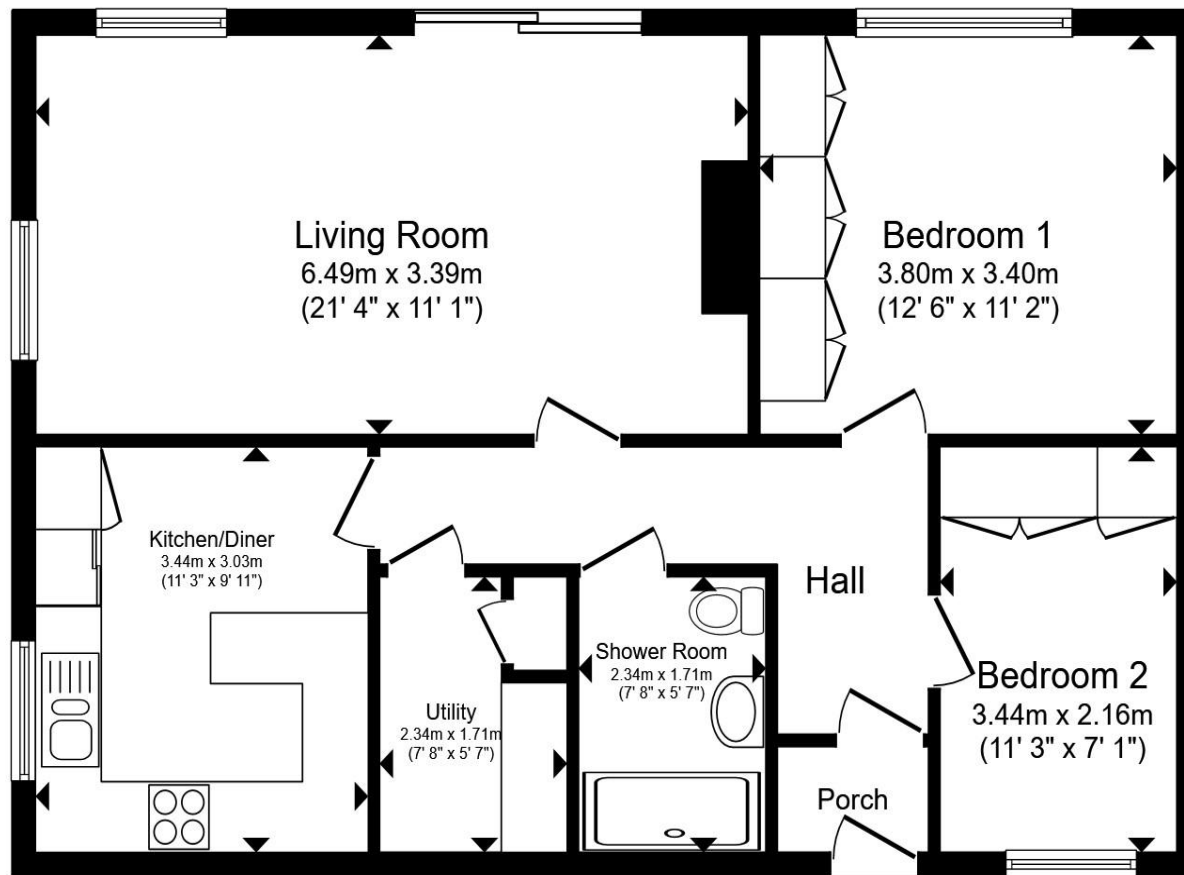


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welcome to
28 The Walled Garden

Nestled within the attractive grounds of the highly regarded Tixover Grange over-55s development, this well-presented two-bedroom bungalow enjoys a desirable corner position with delightful wrap-around gardens and far-reaching countryside views.





Ground Floor

Total floor area 70.4 sq.m. (758 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agents Note

Hall

Living Room

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

Kitchen Diner

11' 3" x 9' 11" (3.43m x 3.02m)

Utility Room

7' 8" x 5' 7" (2.34m x 1.70m)

Shower Room

7' 8" x 5' 7" (2.34m x 1.70m)

Bedroom One

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

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)

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28 The Walled Garden

- Two-bedroom middle-terrace bungalow
- Exclusive over-55s development
- Spacious living room with garden access
- Kitchen/diner and separate utility room
- Wrap-around garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2374.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000

The accommodation is thoughtfully arranged and benefits from double glazing throughout. A welcoming entrance hall leads to a spacious living room, with a feature fireplace and sliding patio doors that open directly onto the patio, creating a bright and inviting living space with beautiful rural outlooks. The well-equipped kitchen offers a range of fitted units and space for appliances, while a separate utility room provides additional storage and practicality. There are two comfortable bedrooms, both with fitted wardrobes, with the main bedroom enjoying picturesque views across the surrounding countryside. Completing the interior is a shower room.

Externally, the property benefits from wrap-around gardens incorporating a patio and lawned areas, perfect for relaxing and enjoying the peaceful setting. A single garage with electric door, ample resident and visitor parking, and beautifully maintained communal grounds further enhance the appeal of this charming property.

Situated close to the sought-after village of Tixover, just a short drive from Stamford and Uppingham, this attractive bungalow offers a wonderful opportunity for those seeking a tranquil lifestyle within a friendly and established community.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SMD105459 - 0002



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