



Swan House

Tixover, Rutland, PE9 3QL

Price Guide £675,000 - £695,000

Richardson

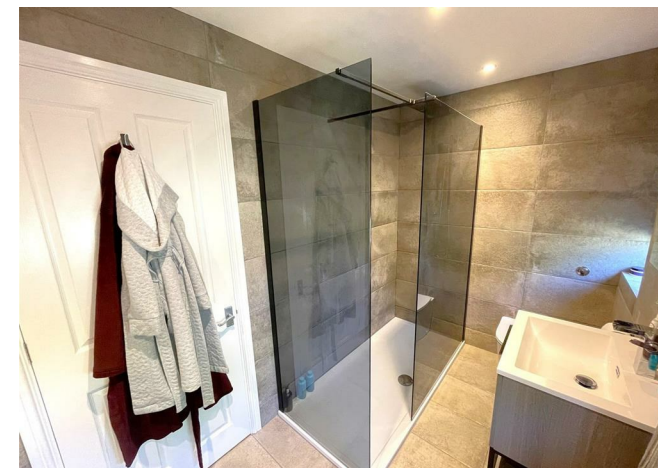
Swan House

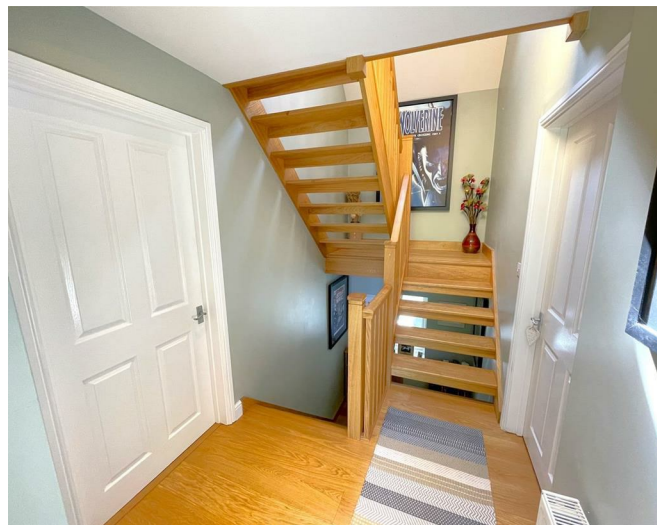
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Guide Price £675,000 - £695,000. Superb individual stone built home 4 bedroom home with stunning uninterrupted views over open fields and the River Welland. Cleverly designed over 3 floors to provide comfort and style the accommodation is well maintained and updated to a very high standard by the current vendor, which includes a refitted 4 piece ensuite bathroom to the master bedroom, fitted furniture to bedroom 4 which is now used as a dressing room, new central staircase in oak, new flooring and replacement double glazing. Of particular note is the detached home office/gym to the large decking area with bi-fold doors and wood burning stove, along with the lovely dining/sitting room which runs the full width of the property, with picture windows and sliding doors overlooking the river and open fields, combined with 5 electrically operated velux windows allowing plenty of natural light which flows through the sliding glass door into the kitchen breakfast room and sitting room. Reception hall with useful cloaks cupboard, door to the garage and to the master bedroom with refitted ensuite bathroom, bedroom 4 (currently fitted out as a dressing room). To the ground floor there are two further bedrooms and shower room. To the lower ground floor there is a further cloakroom, sitting room, dining/sitting room, kitchen breakfast and utility. Externally, the good sized grounds are landscaped to make the most of the stunning views with extensive decking and paved areas providing ideal entertaining space.

Reception hall

Master bedroom
12'4" x 11'3" (3.78m x 3.45m)





Ensuite bathroom

Bedroom 4/dressing room
8'7" max x 9'6" max (2.64m max x 2.92m max)

Ground floor landing

Shower room

Bedroom
13'7" x 11'3" (4.16m x 3.45m)

Bedroom
13'7" x 8'5" (4.16m x 2.59m)

Lower ground floor

Cloakroom/WC

Sitting room
17'11" x 11'3" (5.48m x 3.45m)

Dining/sitting room
24'7" x 8'1" (7.5m x 2.48m)

Kitchen breakfast room
17'11" x 8'5" (5.48m x 2.59m)

Utility room
7'4" x 6'0" (2.24m x 1.83m)

Garage
15'9" x 8'5" (4.82m x 2.59m)

External details

Landscaped grounds with extensive decking and paved areas giving great options for entertaining and to enjoy the lovely views over and down to the river.

Home office/gym
15'8" x 8'2" (4.78m x 2.5m)

Purpose built located towards the end of the garden with wood burning stove and bi-folding doors, allowing it to be used all year round.



Services

Mains electricity, water and mains gas central heating with underfloor heating to the ground floor. Sewerage is to a septic tank.

Council Tax

Rutland District Council Tax Band E

Communication

According to Ofcom Mobile coverage is Likely with O2 and limited with EE & Vodafone
According to Ofcom Superfast Broadband is available

Flooding

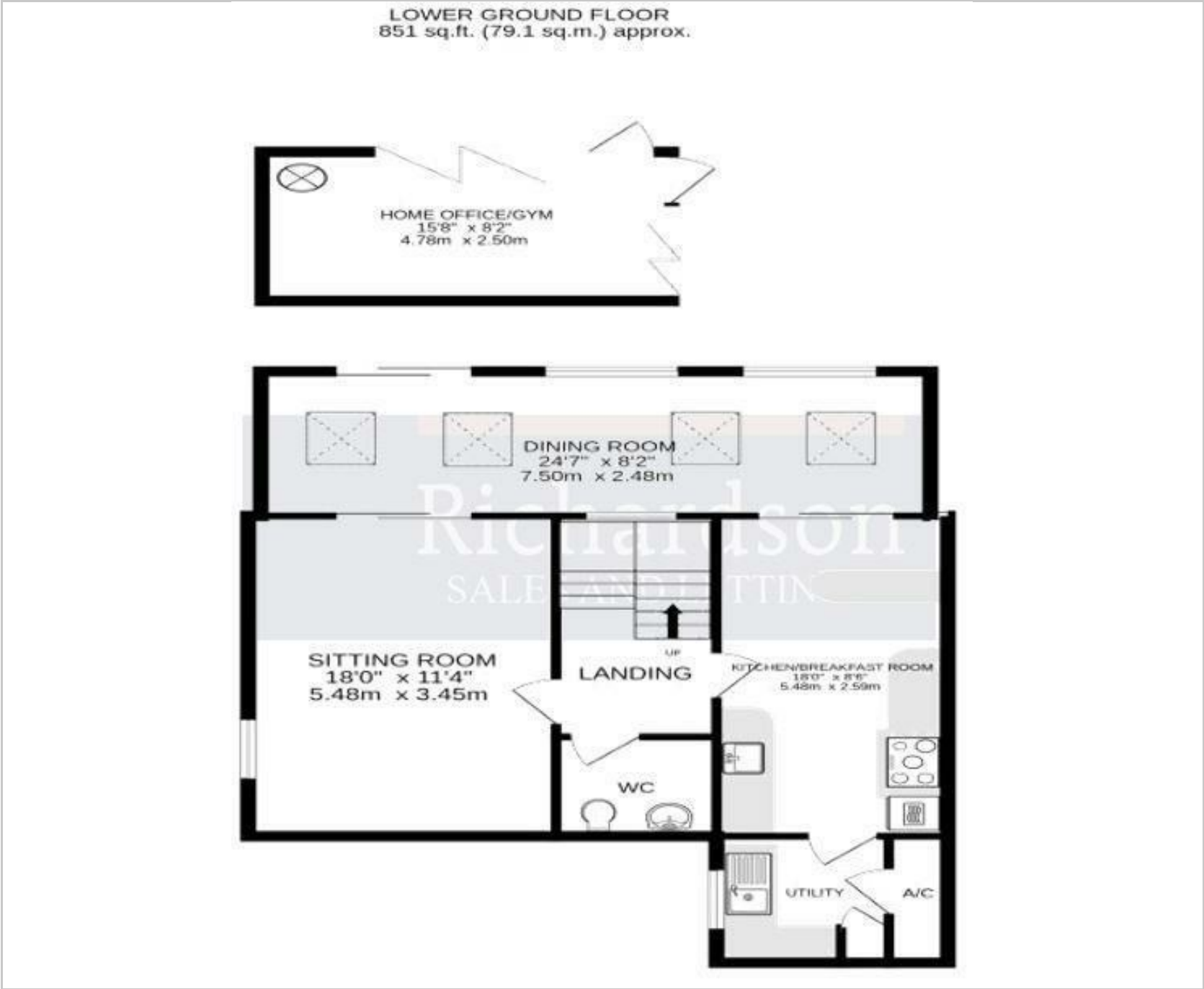
According to the Government long term flood risk website, the property is in an area of low risk surface water and very low risk of flooding from rivers and the sea.

Viewing

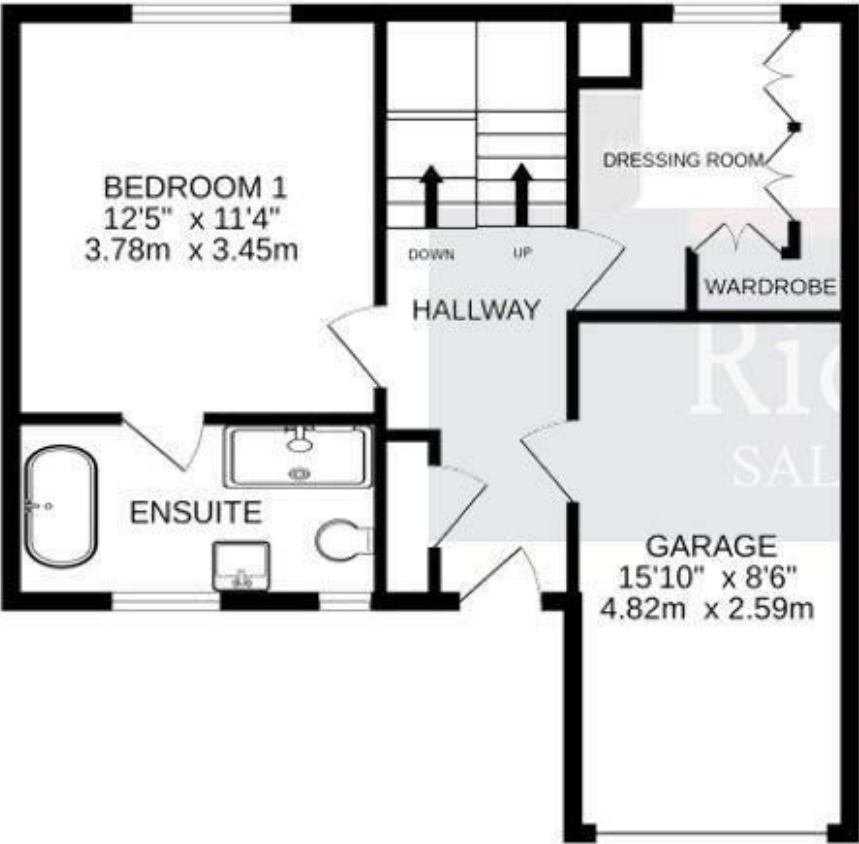
By telephone appointment with Richardson
01780 762433 post@richardsonsurveyors.co.uk



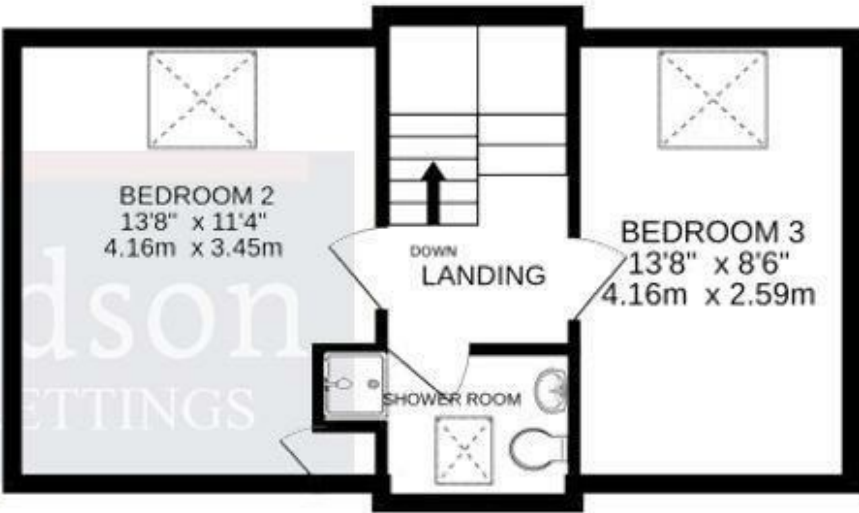




GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

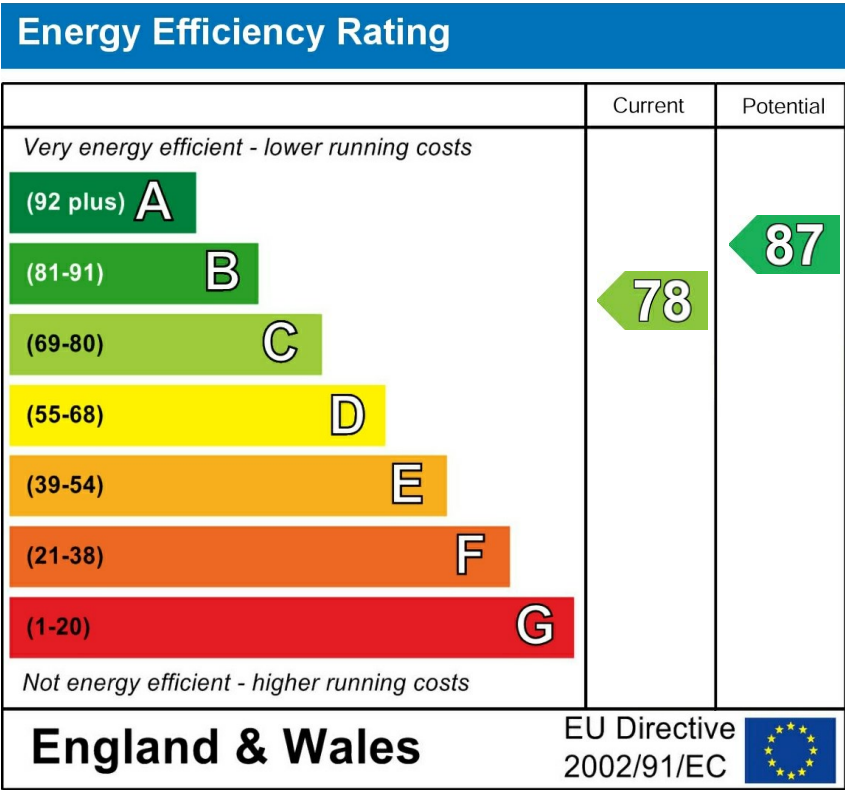
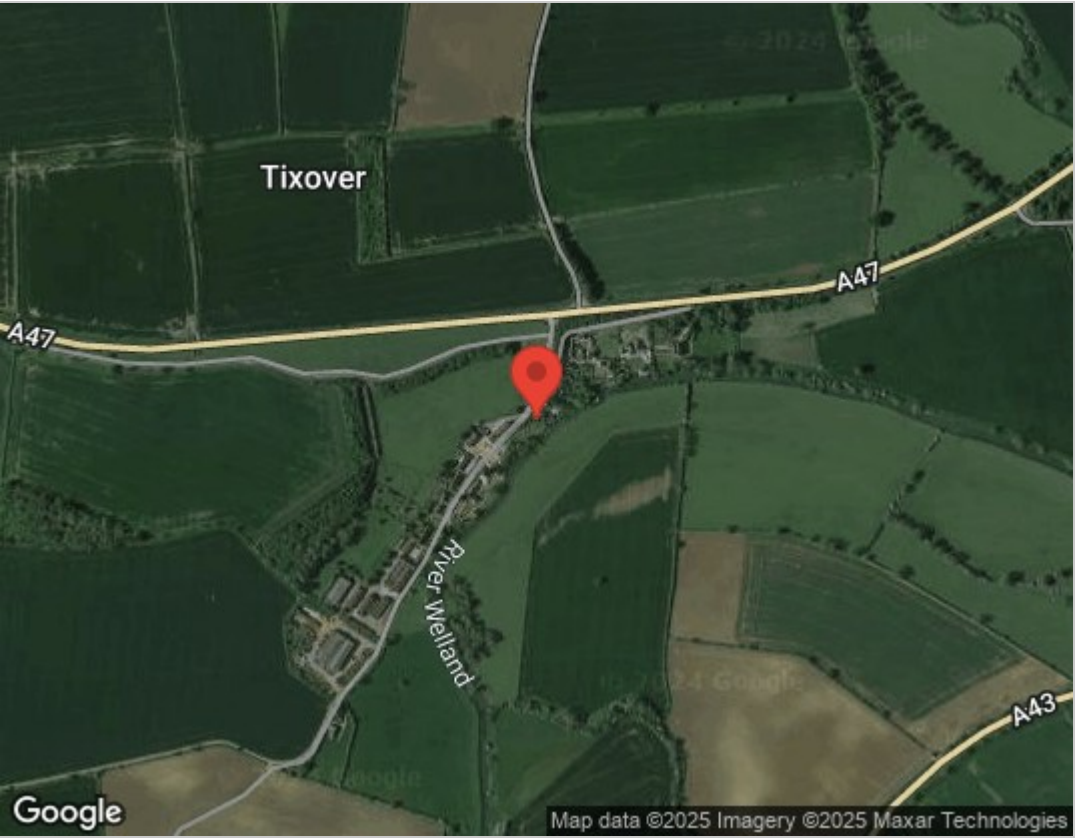


1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx

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Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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01780 762433