# 39 Tixover Grange, Tixover

£285,000

NEWTON FALLOWELL

# 39 Tixover Grange

## Tixover, Stamford

**NO ONWARD CHAIN** Set within the former Mansion House at Tixover Grange is this immaculate fully renovated ground floor two bedroom apartment offered to the over 55's. This lovely home enjoys beautiful character, tall ceilings and a well-balanced living accommodation benefiting from a spacious modern living accommodation.

On entering the property you are greeted by a rather spacious entrance hall which offers great flow around the property. The large living room is flooded with natural light and views onto the grounds, with the current owners adding an external door leading out to a patio seating area, offering privacy. The kitchen is equipped with a range of modern units, integrated appliances, and granite worktops. The shower room has been fully renovated. Completing this elegant property are the two well balanced double bedrooms with built in storage.

The property enjoys the use of some 17 acres of landscaped grounds, including a large patio seating area, vast lawned gardens, terrace, two lakes and woodlands with newly constructed walkways for residents to enjoy.

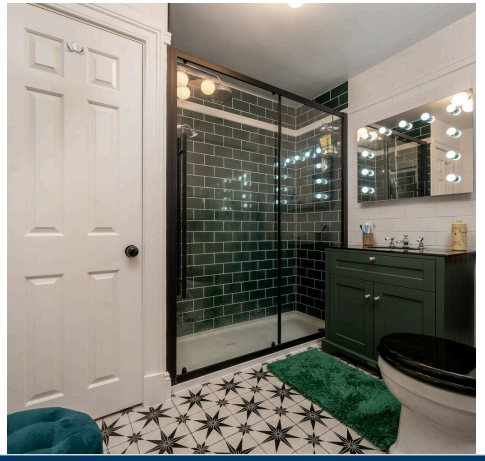
There are areas designated private for residents parking and further visitors parking spaces. This particular property includes a single garage with electric up and over door.

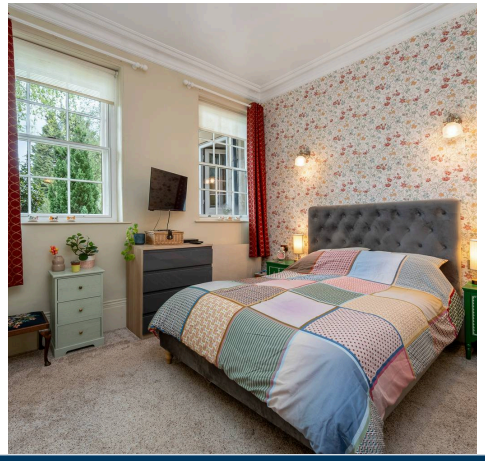
Council Tax band: B

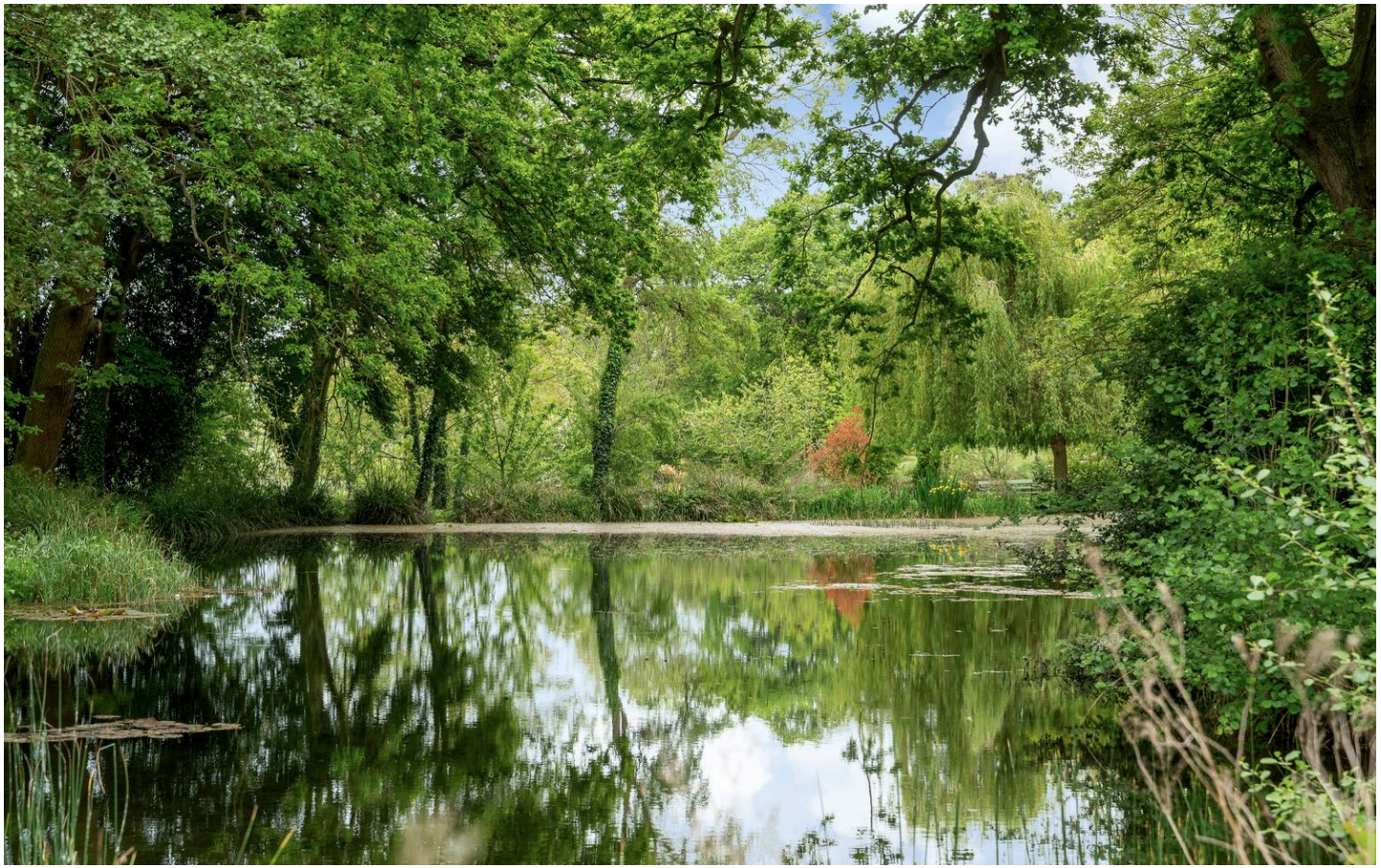
Tenure: Leasehold

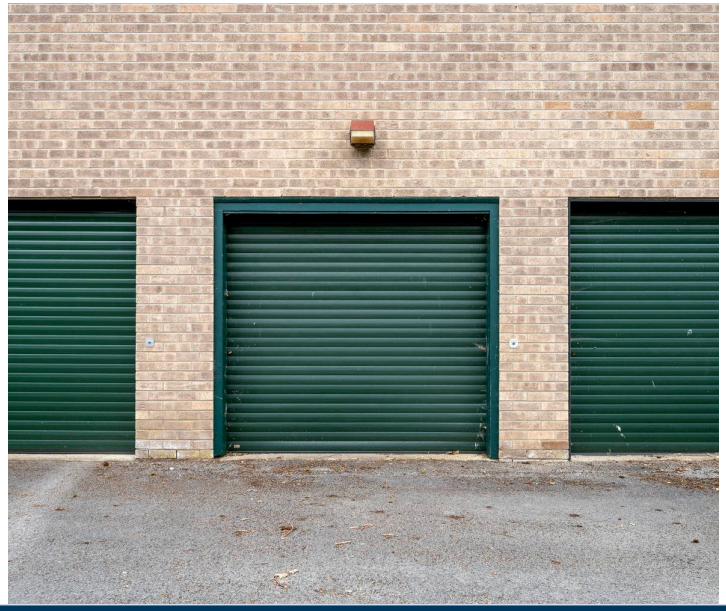
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F









**Entrance Hall**
31' 2" x 5' 3" (9.50m x 1.60m)

**Living Room**
17' 1" x 15' 1" (5.20m x 4.60m)

**Kitchen**
11' 2" x 8' 2" (3.40m x 2.50m)

**Bedroom One**
12' 2" x 13' 1" (3.70m x 4.00m)

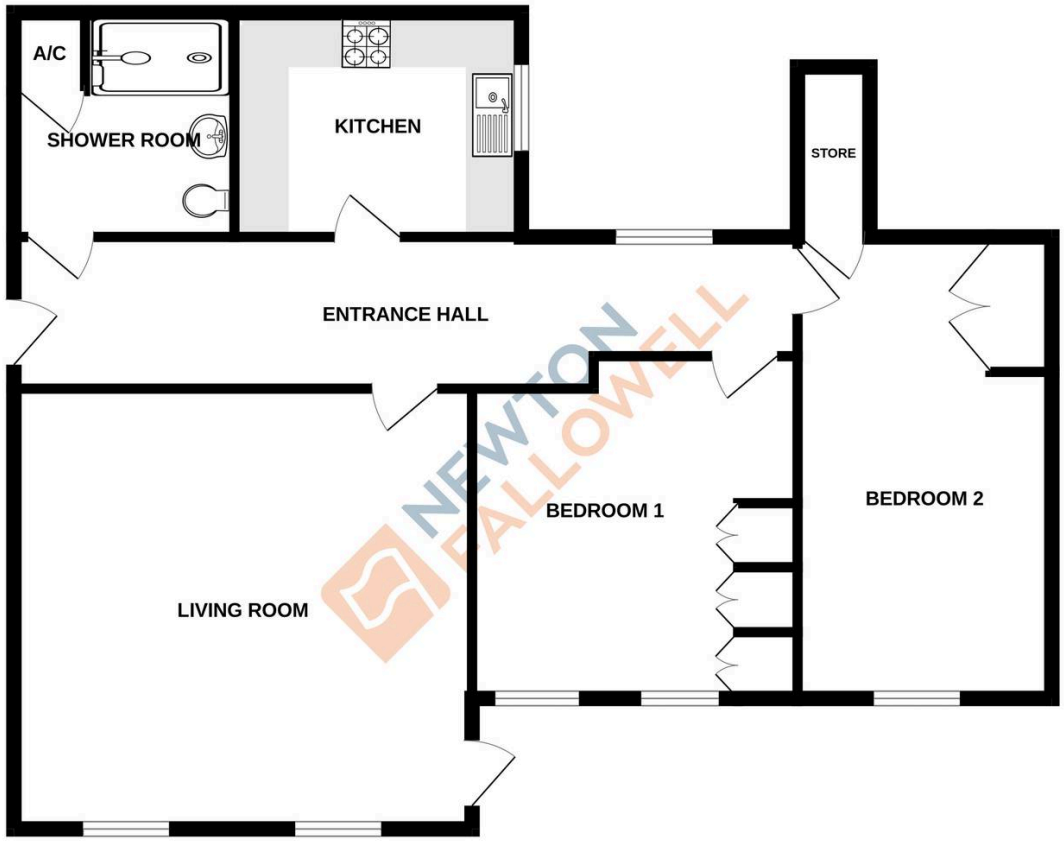
**Bedroom Two**
17' 1" x 9' 2" (5.20m x 2.80m)

**Shower Room**
8' 2" x 8' 2" (2.50m x 2.50m)

**Garage**
19' 0" x 8' 2" (5.80m x 2.50m)

**Agent Note**
The property is leasehold with a 990-year lease commencing on 1st January 2021. The maintenance charge is £222.26 per calendar month and includes upkeep of the grounds and building, buildings insurance, water rates, and external window cleaning.

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.




TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

Newton Fallowell Estate Agents, 4 Ironmonger Street - PE9 1PL

01780 754530 · stamford@newtonfallowell.co.uk · newtonfallowell.co.uk/stamford