



**10 Welland Meadows, Tixover Grange,
Tixover, PE9 3QR**

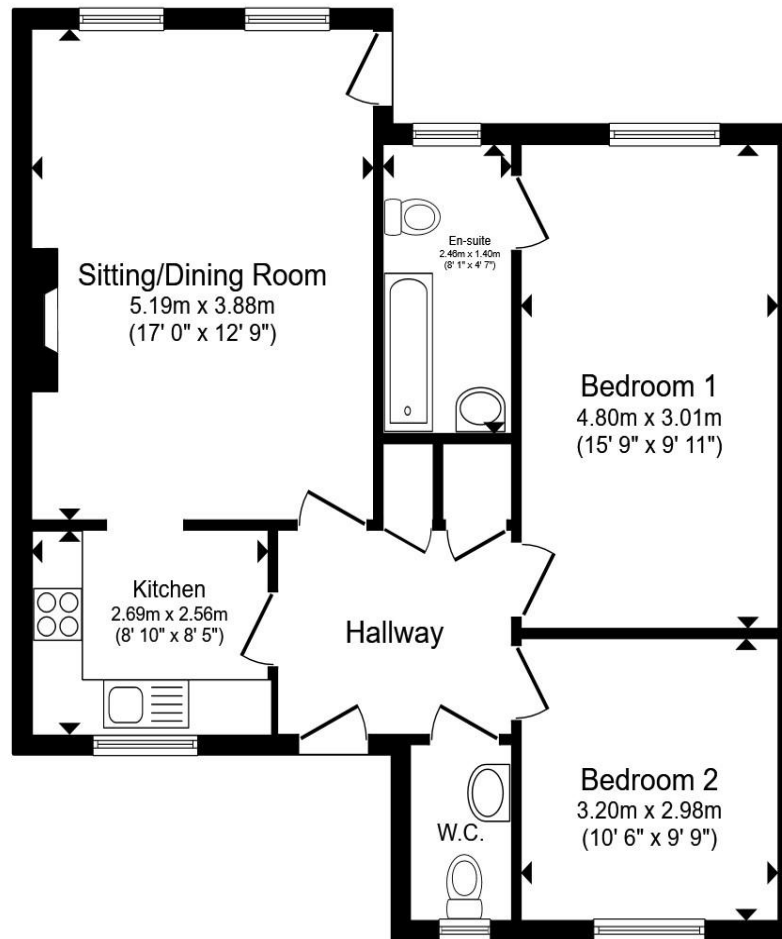


KNIGHT
PARTNERSHIP

Welcome to **10 Welland Meadows**

Situated in a quiet rural location in a retirement development is this spacious two-bedroom bungalow. The property is set in lovely grounds surrounded by countryside whilst offering easy access to the market town of Stamford and nearby villages offering amenities.





Entrance Hall

8' 8" x 8' 6" (2.64m x 2.59m)

Lounge

13' x 17' 5" (3.96m x 5.31m)

Kitchen

8' 6" x 9' 3" (2.59m x 2.82m)

Bedroom One

16' x 10' 1" (4.88m x 3.07m)

En-Suite Bathroom

8' 6" x 4' 10" (2.59m x 1.47m)

Bedroom Two

10' x 10' 9" (3.05m x 3.28m)

Wet Room

4' 7" x 4' 10" (1.40m x 1.47m)

Total floor area 65.8 sq.m. (708 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



Welcome to

10 Welland Meadows

- Spacious two-bedroom bungalow
- For persons over the age of 55
- Bedroom with en-suite bathroom
- Wet room
- Lovely courtyard garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1680.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

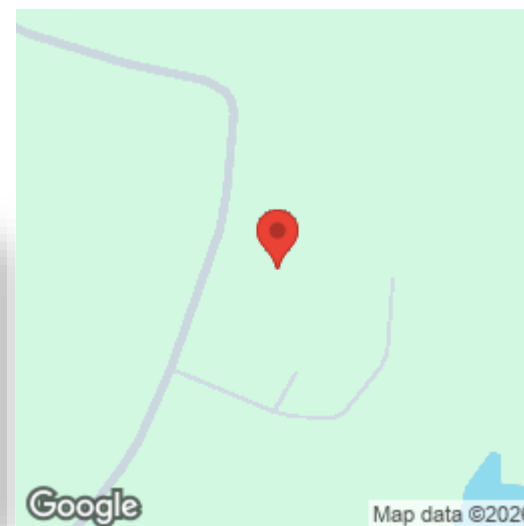
offers over

£170,000

The property offers generous and well-presented accommodation briefly comprising:- large entrance hall leading to the lounge dining room with a glazed door out to the garden. The kitchen is fitted with a range of units with a built-in oven and hob and space for a washing machine and fridge freezer. There are two generous bedrooms with the main bedroom having an en-suite bathroom and there is an additional wet room.

Outside there is an allocated parking space to the front, and the garden to the rear is patioed for low maintenance and there are communal gardens and coy pond.

No onward chain.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Ref:
SMD105333 - 0007