



2 Tixover Grange, Tixover, Stamford, PE9 3QN

 **NEWTON FALLOWELL**

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Key Features

- Three bedroom semi-detached property
- Two reception rooms
- Stunning field views
- Well appointed kitchen
- Three double bedrooms
- Three piece bathroom & downstairs shower room
- Generous front & rear gardens
- Garage & driveway providing ample off road parking
- EPC Rating E
- Freehold

£275,000





Nestled within the scenic Tixover Grange, this charming three-bedroom semi-detached property offers exceptional field views. The property features two reception rooms, a well-appointed kitchen, a garden room, a downstairs shower room with a separate WC, three generously sized bedrooms, a family bathroom, a garage, and a driveway providing off-road parking.

The property is thoughtfully arranged across two floors, beginning with a spacious entrance hall with stairs leading to the first floor and a convenient under-stairs storage cupboard. To the front of the property, the dining room and living room provide bright and airy spaces, with the living room enhanced by a bay window that offers panoramic views of the fields. The kitchen/breakfast room is equipped with an abundance of units, an integrated oven and hob, and space for additional seating. An opening leads to the rear hallway, which provides access to the garden room, a WC, and a separate shower room, along with a utility area, completing the ground floor. On the first floor, the landing connects three well-proportioned double bedrooms and a fully tiled three-piece bathroom, which includes a built-in storage cupboard.

Externally, the front of the property features a spacious lawn, alongside a single garage and a driveway providing ample off-road parking. Gated access leads to the rear garden, which is predominantly laid to lawn and framed by shrub borders.

Entrance Hall 2.87m x 2.75m (9'5" x 9'0")

Dining Room 3.63m x 2.77m (11'11" x 9'1")

Lounge 4.56m x 4.48m (15'0" x 14'8")

Kitchen Breakfast Room 4.57m x 2.89m (15'0" x 9'6")

Rear Hall 2.59m x 0.91m (8'6" x 3'0")

Garden Room 3.3m x 2.48m (10'10" x 8'1")

Utility / Shower Room 2.55m x 1.82m (8'5" x 6'0")

WC 1.54m x 0.93m (5'1" x 3'1")

First Floor Landing 2.67m x 0.95m (8'10" x 3'1")

Bedroom 1 4.27m x 3.63m (14'0" x 11'11")

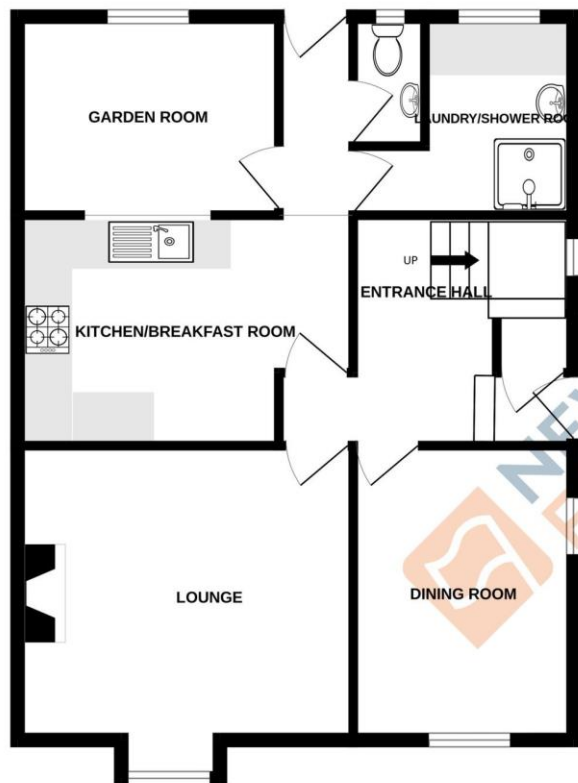
Bedroom 2 3.67m x 3.04m (12'0" x 10'0")

Bedroom 3 3.28m x 2.89m (10'10" x 9'6")

Bathroom 1.97m x 1.85m (6'6" x 6'1")

Garage 5.38m x 2.87m (17'8" x 9'5")

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band:

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.