



Welland Meadows, Tixover Grange

Tixover, Rutland, PE9 3QR

NEWTONFALLOWELL 

Welland Meadows, Tixover Grange Tixover, Rutland, PE9 3QR £200,000 Leasehold

A rare opportunity has arisen at Welland Meadows, Tixover to acquire one of the larger corner plot bungalows, which has been tastefully decorated and renovated throughout and overlooks landscaped gardens front and rear. This well appointed two-bedroom corner plot bungalow offered to the over 55's also boasts two patio seating areas front and rear, allocated off road parking, a large well-lit living room, modern kitchen, two shower rooms, two double bedrooms, new electric wall radiators in every room and triple glazing in all windows.

The bungalow is entered via a large light and airy entrance hall which also has a handy double built in cupboard. To one side of the bungalow is the master bedroom with multiple built in bespoke wardrobes with mirror doors for extra storage space and a beautiful three-piece shower room, fully tiled. On the other side is the second double bedroom again with built in wardrobes, plus a separate three-piece wet room fully tiled. Continuing to the end of the bungalow is the large living room which benefits from dual windows for extra light and creates access into the kitchen which features a wealth of modern units and integrated appliances.

A doorway from the living room offers access out onto one of the patio seating areas where you can enjoy a pleasant view over the mature gardens. The other patio seating area is to the rear of the bungalow and offers another beautiful onset of communal gardens and a lovely pond. There is allocated parking for one vehicle which can be found to the front of the development. With a well-balanced interior, designated parking area and an area of private garden viewings are highly recommended.



Entrance Hall

19'3 x 6'10 n 4'11 (5.87m x 2.08m n 1.50m)

Lounge/Diner

21'6 x 14 (6.55m x 4.27m)

Kitchen

13'1 x 9'1 (3.99m x 2.77m)

Master

15'5 x 10 (4.70m x 3.05m)

En Suite

8 x 5'9 (2.44m x 1.75m)

Bedroom Two

11'10 x 10 (3.61m x 3.05m)

Wet Room

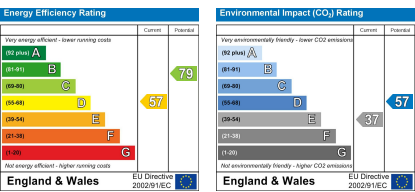
5'5 x 4'5 (1.65m x 1.35m)

Agent Note

The lease on the property is 125 years, start date 29.09.2000.

Currently the monthly service charge for the property is £125.00 per month, and the annual ground rent is £150.00 per year





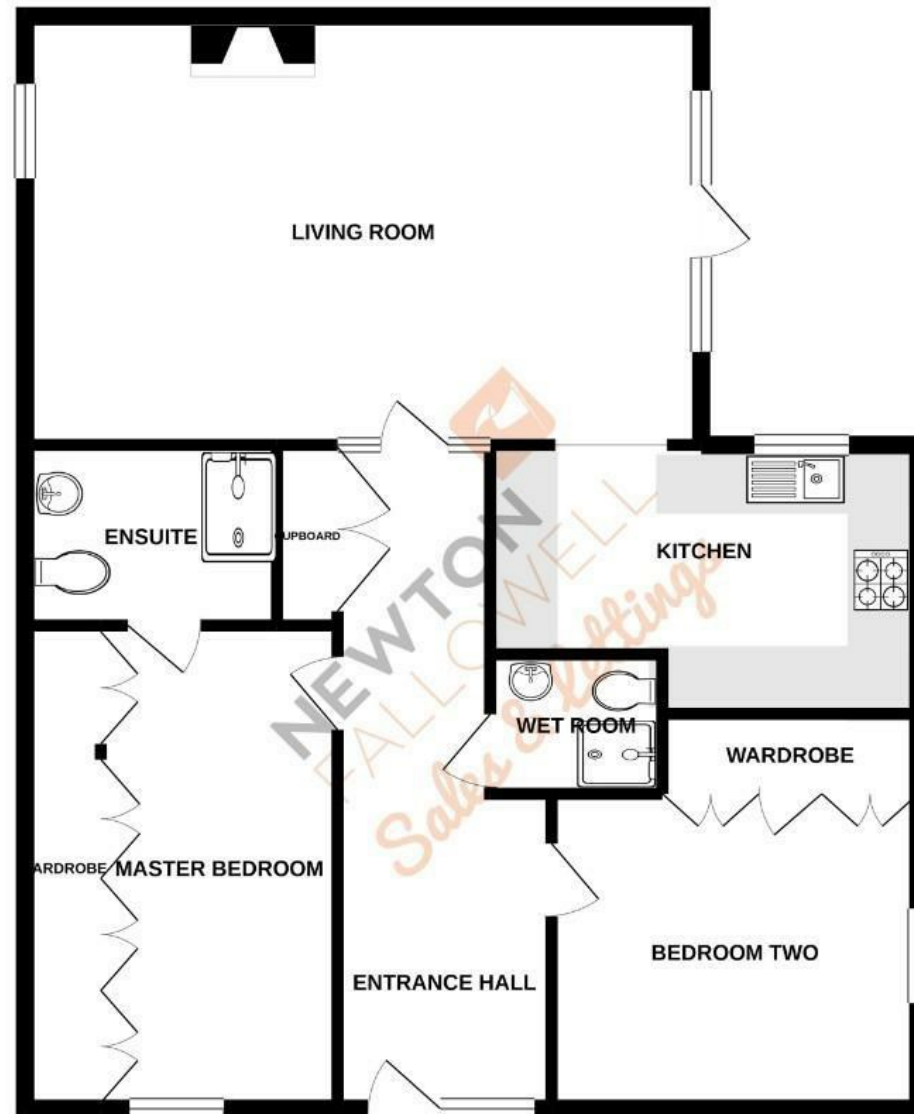
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.

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TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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