

IVY COTTAGE

TIXOVER GRANGE, TIXOVER



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A BEAUTIFULLY PRESENTED, PERIOD STONE COTTAGE THAT HAS BEEN COMPLETELY RENOVATED AND MODERNISED THROUGHOUT TO AN IMPECCABLE STANDARD.



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Ivy Cottage

7 Tixover Grange

Tixover, Rutland PE9 3QN

Kitchen/Dining Room | Sitting Room | Three
Bedrooms | Bathroom | Single Garage | Communal
Parking | 16 Acres of Communal Gardens | Village
Location | Over 55s Complex | EPC - D

ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor, a useful storage cupboard for coats and shoes as well as a large under stairs storage cupboard. The downstairs WC is also accessed off the entrance hall with low flush WC and wash hand basin set into a vanity unit.

To your left is the kitchen, one of the standout features of the house, it comprises a modern take on a Shaker style kitchen with a comprehensive range of floor-standing and wall mounted cupboards and drawers, space for a large fridge freezer and a range style cooker as well as an integrated dishwasher. There is a sink with mixer tap as well as a tap providing filtered water. The kitchen also has a dining area and a door that leads out to the rear courtyard and garden area.

To the right of the entrance hall is the incredibly generous sized sitting room complete with feature fireplace, large beams to the ceiling as well as two windows to the front elevation and double doors out to the rear.

To the first floor the landing gives access to the bedroom and bathroom accommodation. The principal bedroom is a large double room with ample built-in wardrobes and storage. Bedroom two and three are both double rooms with bedroom three having a built-in wardrobe and bedroom two currently used as a study. All bedrooms are served by the bathroom that has a contemporary free-standing bath, separate corner shower enclosure, low flush wall hung lavatory and a wash hand basin built into an oak vanity unit.

The overwhelming impression of this particular property is the fantastic level of finish and quality throughout, from the fixtures and fittings in the kitchen and bathroom down to the oak doors throughout the property.

This superbly presented period home benefits from all the charm and character of an older property with all the benefits of a completely renovated home. An internal inspection is strongly advised to appreciate this unique home.

OUTSIDE

There is a combination of communal courtyard and garden areas. The property sits within 16 acres of communal gardens and land that makes up Tixover Grange. There is the added benefit of a garage and parking.

LOCATION

Tixover is a small hamlet close to Duddington on the A47 just to the west of Stamford. The drive to Stamford is easy through Collyweston, and Easton on the Hill, where there are a number of facilities but obviously more main shopping etc., is available in the town. In addition, driving the other way along the A47 there is the small market town of Uppingham where again there is a full range of facilities.

DIRECTIONAL NOTE

Leave Oakham on Stamford Road and take a right onto the A6003, continue on, through Preston, until you reach the Uppingham roundabout. Take the 3rd exit onto the A47 and continue on this road for approximately 7 miles. The turning for Tixover will be on your left and you will find Tixover Grange on your right-hand side about a mile down the road.

SERVICES & COUNCIL TAX

The property is offered to the market with all private services and electric heating. Council Tax Band D.

LEASE DETAILS

Service Charge: £3,063.60 per annum.

Ground Rent: £60 per annum.

Further details available upon request.

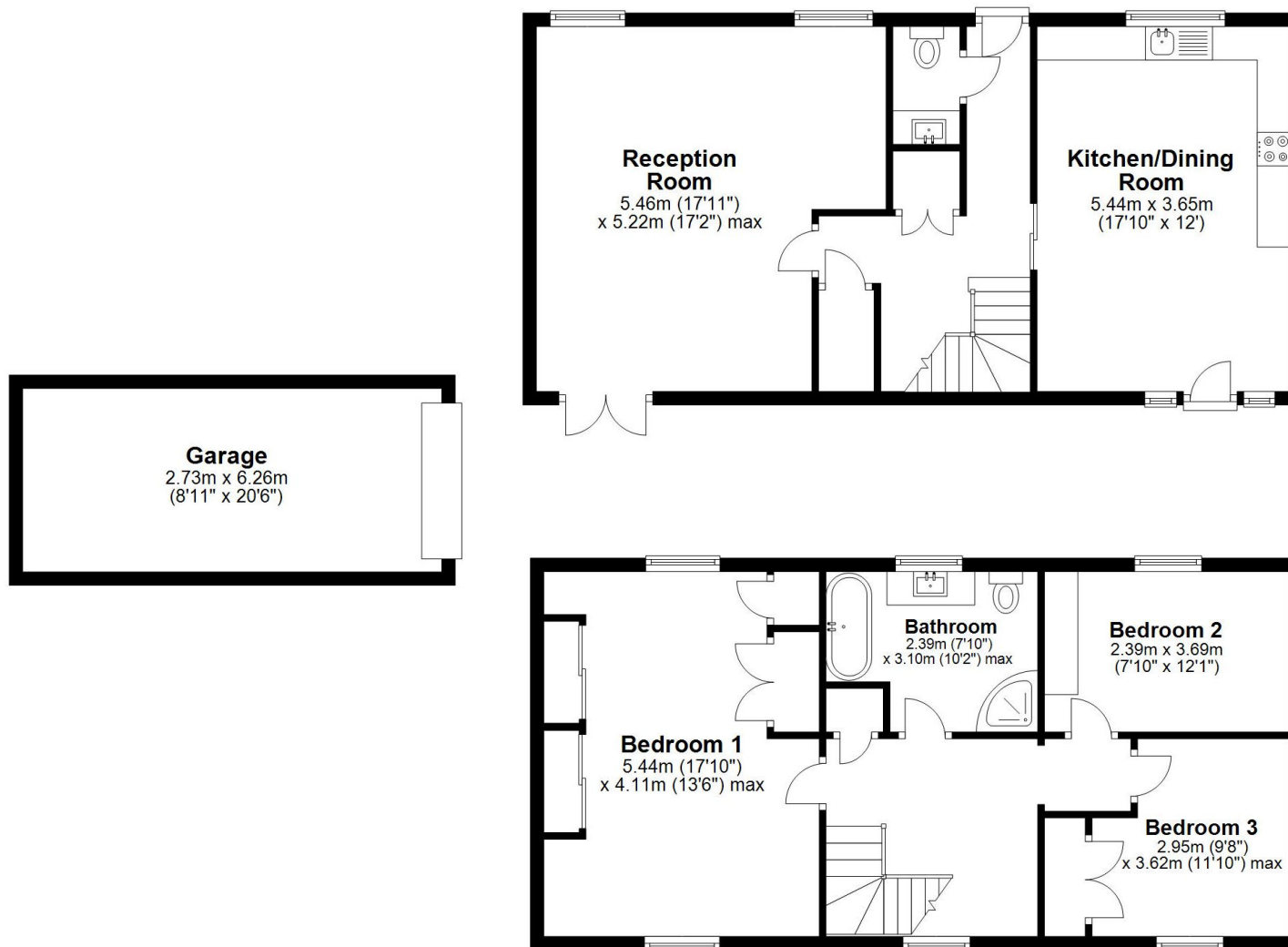




Ivy Cottage, 7 Tixover Grange, Tixover, Rutland PE9 3QN

House Total Approx Gross Internal Floor Area = **1303 sq. ft / 121.1 sq. m**

Measurements are approximate, not to scale, illustrative purposes only.



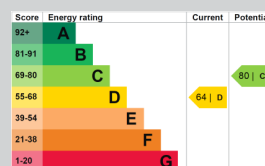


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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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