



  
BRITISH  
PROPERTY  
AWARDS  
2018  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES

**Ivy Cottage, Tixover Grange, Tixover**

Stamford, PE9 3QN

**£340,000**



# SUMMARY

No Onward Chain

Three Double Bedrooms Barn Conversion

16 Acres Of Communal Maintained Grounds

Recently Refurbished To A High Standard

Garage & Off Road Parking

Kitchen Dining Room

Living Room

Downstairs WC & Four Piece Bathroom Suite







## ACCOMMODATION

\*\*\* NO ONWARD CHAIN \*\*\* RECENTLY REFURBISHED TO A HIGH STANDARD \*\*\*

Offered for sale is this high specification barn conversion names Ivy Cottage, set with 16 acres of well maintained communal grounds. The property comprises; Entrance Hall with two storage cupboards, Downstairs WC, Kitchen Dining Room with quartz worktops and high quality units, Living Room with double doors to rear, Landing with doors leading to; Three Double Bedrooms, two of which have built in wardrobes and a high specification four piece suite in the Bathroom. Outside there is numerous spaces to park your vehicles close to the property. The garage is only a short walk away and has a parking space in front of it and power and lighting inside. There are 16 acres of communal well maintained grounds to enjoy, including patio areas, lawned areas and ponds.

AGENTS NOTES: There is new extended lease on this property of 990 years starting from 01/01/2022. There is a monthly service charge of £276.97 made to a Lilachall Limited. The service charge includes water supply and waste (No Water Rates), Cleaning of the windows, cleaning of the guttering, maintenance of the 16 acres of land and lighting around the grounds. There is an £88 per annum charge on the garage. This includes all your electric, service charge, garage door maintenance and ground rent. This property is open to over 55's, but is there is more than one member living at the property, only 1 person has to be of the age of 55 or above. The property is fitted with UPVC windows throughout and has an electric combination boiler. The refurbishment took place 3 years ago and has included at "back to brick" refrurb. It has been re plastered, new kitchens, bathrooms, flooring and decorated. Viewings are highly advised to appreciate the size, standard and idyllic grounds on offer.







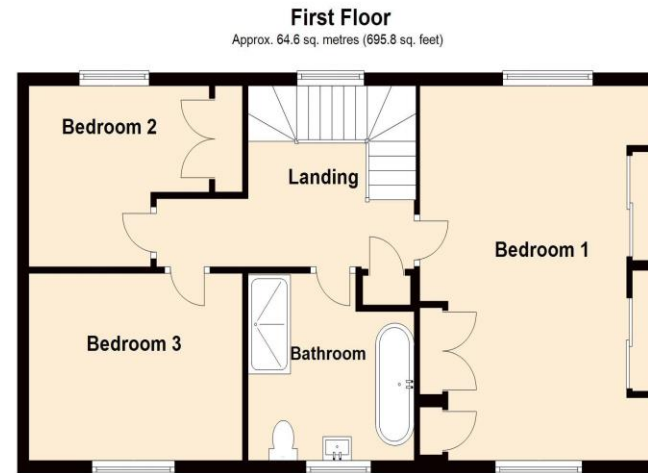
Tenure: **Leasehold**

EPC Rating: **D**

Council Tax Band: **D**

Local Authority: **Rutland County Council**

Services: **Electric Combination Boiler**



Total area: approx. 132.8 sq. metres (1429.2 sq. feet)

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