



Owl Cottage, Tixover Grange  
£185,000





Owl Cottage is a charming two-bedroom bungalow, set within the highly sought-after Tixover Grange, an exclusive development for the over-55s.

Whilst requiring some modernisation, the property offers tremendous potential to create a comfortable and welcoming home. Benefiting from two generously sized bedrooms, built-in storage, a utility room, and access to expansive communal gardens, Owl Cottage is full of opportunity.

You are welcomed via a porch that opens into a spacious entrance hall. To the left, the kitchen provides extensive worktop space along with a range of wall and base units. The large dual-aspect living/dining room is flooded with natural light and offers ample space for both dining and relaxation. Sliding doors lead directly onto a patio area, beautifully framed by communal gardens. The principal bedroom is a generous double with fitted storage, while the second bedroom also accommodates a double bed or makes an ideal guest room or study. The bathroom is well proportioned and currently features a bathtub with shower over. A separate utility room adds convenience, with plumbing already in place for laundry facilities.

Owl Cottage presents a wonderful chance to put your own stamp on a home in the heart of a friendly and established community.

Tenure: Leasehold (85 years remaining)

Mains : Water and Electric

EPC Rating:

Council Tax Band: C

No Onward Chain

Service Charge : £2374.80 PA

Ground Rent : £50 PA

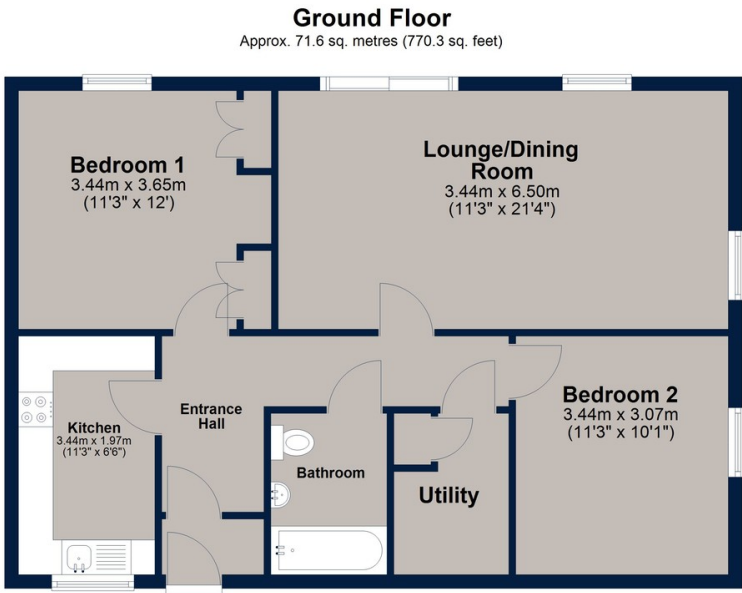








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**Total area: approx. 71.6 sq. metres (770.3 sq. feet)**  
This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

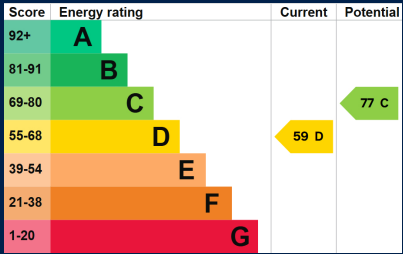
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Owl Cottage is a charming two-bedroom bungalow in the exclusive over-55s Tixover Grange. With spacious rooms, utility, communal gardens and scope to modernise, it offers a fantastic opportunity to create a comfortable home in a peaceful, welcoming community near Stamford.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements