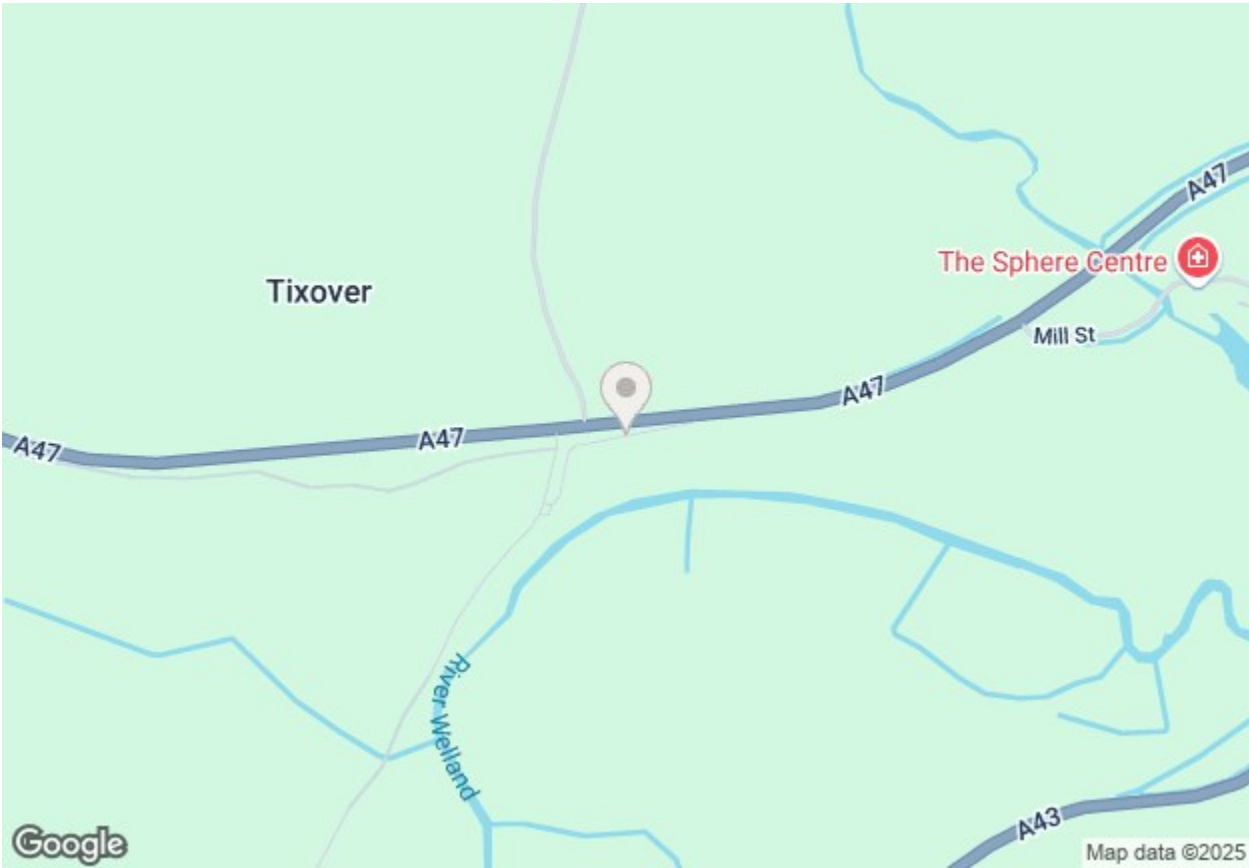




Peets Cottage, Hall Lane, Tixover, Stamford, PE9 3QL

Nestled in the charming village of Tixover, near Stamford, this delightful house presents an excellent opportunity for those seeking a spacious family home. Boasting two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The substantial plot surrounding the house not only enhances the property's appeal but also offers potential for extension (STPP) or redevelopment, allowing you to tailor the home to your specific needs and desires. The large garden leads down to the River Welland, creating a stunning backdrop to the house.

Tixover is known for its picturesque surroundings and community spirit, making it an ideal location for families and individuals alike. This property is a rare find whether you are looking to settle down or invest in a promising opportunity, this house in Tixover is certainly worth considering.

£460,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stunning plot overlooking the River Welland
 - Potential to improve and extend (STPP)
 - Easy access to the A47 and A43
 - Garage with ample parking
- Three double bedroom detached house
 - Pretty village location
 - Bathroom and shower room
 - NO CHAIN



ACCOMMODATION:

- Hallway

Lounge
6.07m x 5.11m (19'10" x 16'9")

Dining Room
3.76m x 3.63m (12'4" x 11'10")

Kitchen breakfast room
5.00m x 3.63m (16'4" x 11'10")

Utility

W/C

Conservatory
3.78m x 3.48m (12'4" x 11'5")

First floor landing
- Main bedroom
3.76m x 3.43m (12'4" x 11'3")

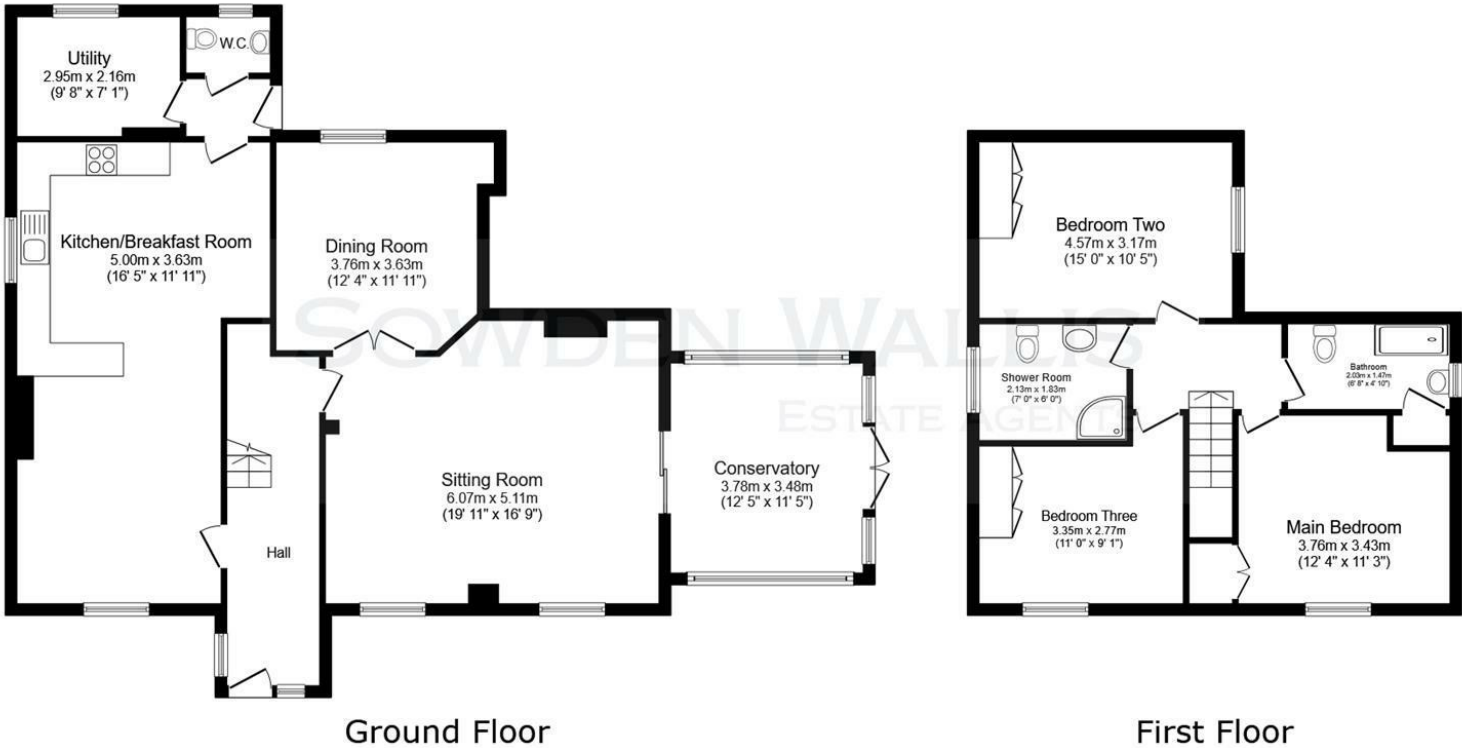
Bathroom

Bedroom Two
4.57m x 3.17m (14'11" x 10'4")

Bedroom Three
3.35m x 2.77m (10'11" x 9'1")

Shower room

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io