



Pear Tree Cottage Main Street

Tixover, Stamford, PE9 3QL

£1,695 Per Month

Richardson

Peartree Cottage Main Street

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Completely modernised 3 bedroom stone detached cottage in a stunning rural location with views over open countryside.

LOCATION

The property is situated in the hamlet of Tixover in the Welland Valley with open views and in close proximity to the A47/A43. Tixover is approximately 6 miles from Stamford and 15 miles from Peterborough.

ENTRANCE HALL

Back Door Leading to Rear Hallway – A welcoming and well-presented boot room area fitted with new laminate flooring. The hallway gives access to both the utility room and kitchen via internal doors and has been freshly decorated throughout. A staircase rises to the first floor, newly fitted with a brand-new carpet.

UTILITY/CLOAKROOM

5'5" x 8'11" (1.66 x 2.73)
The room incorporates a brand-new WC and wash hand basin set within a contemporary vanity unit, modern white heated towel rail. Fitted with a Shaker-style base unit and worktop, the room also benefits from a stainless steel sink with chrome mixer tap. Further features include ceramic tiled flooring and dedicated space for a washing machine.

KITCHEN

17'3" x 8'10" (5.26 x 2.71)
A beautifully presented and recently updated kitchen fitted with brand-new Shaker-style base and wall units, complemented by contemporary laminate work surfaces. The room features a 1.5 bowl stainless steel sink with a modern chrome mixer tap, together with a traditional gas-fired Rayburn range. Additional cooking facilities include a new induction hob, single fan oven, and extractor hood.

Further benefits include a new heated towel rail, designated space for a fridge and dishwasher, and two UPVC double-glazed windows to the side elevation. A striking stone feature wall adds character, while a door leads to a useful pantry with fitted shelving. Finished with new laminate flooring and freshly decorated throughout, this attractive kitchen offers a wonderful blend of modern convenience and traditional character.

DINING ROOM

14'0" x 12'2" (4.28 x 3.73)
A characterful and inviting reception room featuring a wooden casement window. The room has been newly decorated throughout and benefits from a newly fitted carpet. Attractive exposed wooden beams add warmth and character, while a radiator provides efficient heating.

SITTING ROOM

14'0" x 12'2" (4.28 x 3.73)
A charming reception room featuring a wooden casement window, which allows natural light to fill the space. The room has been newly decorated throughout and benefits from a newly fitted carpet. A brick fireplace housing a log-burning stove forms an attractive focal point.

FRONT ENTRANCE

Door leading to front hallway.

1ST FLOOR LANDING

A bright and well-presented central landing area that has been newly decorated throughout and fitted with a new carpet. A UPVC window to the rear elevation provides natural light, while a useful airing cupboard offers practical storage. The landing provides access to the family bathroom and bedrooms one, two and three.

BEDROOM 1

12'5" x 14'2" (3.81 x 4.34)
A spacious and well-presented double bedroom featuring a wooden casement window to the front elevation. The room has been newly decorated throughout and benefits from a newly fitted carpet. Additional features include a radiator and built-in cupboard with shelving.





BEDROOM 2 14'3" x 12'6" (4.36 x 3.82)

A well-proportioned and freshly updated bedroom featuring a wooden casement window to the front elevation. The room has been newly decorated throughout and benefits from a newly fitted carpet.

BEDROOM 3 12'2" x 8'11" (3.71 x 2.74)

A pleasant and well-presented bedroom featuring a wooden casement window to the side elevation. The room has been newly decorated throughout and benefits from a newly fitted carpet.

BATHROOM 5'6" x 8'11" (1.68 x 2.73)

Recently refurbished and beautifully presented, featuring a brand-new white suite comprising a panelled bath with shower over, a wash hand basin set within a contemporary vanity unit, and WC. The room further benefits from a new heated towel rail. Finished with new vinyl flooring and freshly decorated throughout.

OUTSIDE

The property benefits from a gravelled driveway and parking area, providing convenient off-road parking for multiple vehicles. To the front, there is an attractive lawned garden with established borders, offering a pleasant setting and potential for further planting. A delightful sun terrace provides the perfect space for outdoor dining, and entertaining.

SERVICES

Mains water, gas, electricity and sewerage.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING

COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band F.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE , O2, Three, Vodafone (outdoors)

Broadband types available - Standard & Superfast



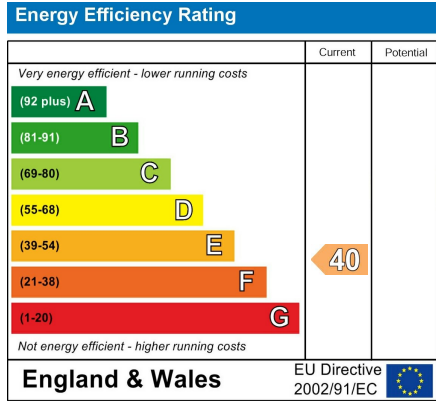
Floor Plan



Area Map



Energy Efficiency Graph



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