



# 35 Saxon Gate

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Saxon Gate in Kirton is a popular residential location within a convenient walking distance to many amenities that the village has to offer. An ideal family home, the property is close to the local primary school and has four double bedrooms as well as three generous reception rooms to include a sitting room, dining room and study.

The property has been a much loved home and is now offered with no onward chain. It has a very nice position tucked away within a small cul-de-sac off Saxon Gardens itself and although neighbours can change, the seller wishes for me to point out that the current neighbours are absolutely lovely. Outside there is a private and well stocked garden planted with a variety of establish shrubs, trailing plants and spring bulbs as well as a raised decking area for dining outside and a paved patio. A timber shed will be included within the sale of the property which also benefits from a double garage.

EPC - 'C'

Council Tax Band - 'E'





**Entrance** – A part glazed door with side panels beneath a storm porch open through to;

**Entrance Hall** – Having a radiator, staircase rising to the first floor accommodation with under stairs storage cupboard and wooden flooring.

**Cloakroom** – Has a continuation of the wooden flooring, half tiled walls, radiator and a two-piece suite to comprise a low flush WC and pedestal handbasin.

Two part-glazed doors open from the entrance hallway into the **Dining Room 4.14 m x 3.11 m (13'5 x 10'2)** – Having an extension of the wooden flooring with patio doors leading out to the rear garden, radiator and central ceiling light.

**Sitting Room 6.72 m x 3.76 m (22' x 12'3)** – Has a uPVC bay window to the front aspect and patio doors to the rear garden. There are two radiators, a range of wall light points and a living flame effect gas fire with a marble back panel, hearth and oak fire surround.

**Study/Snug 3.26 m x 3.10 m (10'6 x 10'1)** – Has a uPVC window to the side aspect, wooden flooring and a radiator.





**Breakfast Kitchen 3.80 m x 3.38 m (12'4 x 11')** – Has a uPVC window overlooking the rear garden, radiator and a range of worksurfaces with cream coloured drawer and cupboard units at both base and eye level. The kitchen units also incorporate display shelving and glass fronted display cupboards and have integral appliances to include a dishwasher, double electric fan oven, gas hob and integrated fridge and freezer. There is a ceramic sink unit with mixer tap over and splashback wall tiling where appropriate.

**Utility Room 2.45 m x 1.98 m (8'0 x 6'4)** - Has a uPVC window and a part glazed door to the side aspect and comprises a range of work surfaces with cupboard units at base and eye level. A single drainer stainless steel sink unit has a mix it up over and there is space and plumbing beneath the work surface for washing machine and tumble dryer. There is a wall mounted gas central heating boiler and a radiator.

**First Floor Landing** – A generous landing area has a radiator, uPVC window to the front aspect, loft access and airing cupboard housing hot water cylinder and shelving.

**Bedroom One 4.45 m x 3.14 m (14'5 x 10'3)** – Has a uPVC window to the front aspect, radiator and an **En-Suite Bathroom**- comprising a three-piece white suite of panel bath with screen and shower unit over, pedestal wash handbasin and low flush WC. There is wall tiling where appropriate and a radiator.

**Bedroom Two 4.24 m x 3.47 m (14'0 x 11'3)** – Has a uPVC window to the rear aspect and radiator.

**Bedroom Three 3.72 m x 2.98 m (12'2 x 9'7)** – Has a uPVC window to the front aspect and a radiator.

**Bedroom Four 3.85 m x 2.89 m (12'6 x 9'4)** – Has a uPVC window to the rear aspect and a radiator.

**Family Bathroom** - Has a uPVC window to the rear aspect and comprises a four piece white bathroom suite of panel bath, low flush WC, pedestal wash handbasin and corner shower cubicle. There is a radiator, half tiled walls and vinyl floor covering.

**Outside** - The property is approached via a small cul-de-sac off Saxon Gate itself. The driveway provides off-road car parking and leads up to the attached Double Garage - having two up and over doors lights and power.

**The Rear Garden** - Is totally enclosed by fencing with well stocked and maintained borders, filled with a variety of flowering and climbing plants, shrubs and bushes. The main garden is laid to lawn with a paved patio and to the side of the property is a raised decking area, which makes an ideal spot for sitting out in the warmer months. A timber shed along the side of the property will be included within the sale and there is gated access to the front.











Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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