



4 Row Lane

Somerton, TA11 6EE

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

4 Row Lane is a very spacious semi-detached home situated in the popular village of Keinton Mandeville. The sellers have sub-divided the second bedroom upstairs to create a third room, which would make a very useful office or joined bedroom for children, but there is potential to adapt the upstairs layout to allow this extra room its own entrance from the main hallway. There is also a family bathroom upstairs. Downstairs is a living room leading to a large conservatory, a good sized kitchen/diner and a lean-to which takes you to the great sized, beautifully landscaped rear garden. There is a workshop/log store to the rear, with potential to convert this into a substantial summer house/home office/cabin, as several of the neighbours have done. To the front is a long driveway with parking for multiple vehicles. The property backs onto fields, allowing for superb countryside views from the upstairs windows.

Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit www.keintonmandeville.com for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

Services

Mains drainage, electricity and sewerage connected. Heating to all radiators is serviced by a boiler attached to a multi-fuel burner. Council Tax Band B.

Entrance Hall

With window to front, radiator, space for coats and shoes, stairs rise to first floor.

Living Room 14' 11" x 11' 7" (4.54m x 3.54m)

With French doors into conservatory, radiator, multi-fuel burning stove with back boiler to radiators, understairs cupboard.



Kitchen/Diner 18' 2" x 9' 10" (5.54m x 2.99m)

With windows to front and rear, radiator, range of wall and base units, integrated dishwasher, oven and grill with extractor over, electric hob, space for washing machine, one and a half stainless steel sink with drainer, spotlighting.

Lean-To 19' 2" x 6' 7" (5.84m x 2.01m)

With gates front and rear, worktops with space for tumble dryer and washing machine, external tap.

Conservatory 15' 1" x 12' 3" (4.59m x 3.73m)

Part brick with windows around the whole room, doors to rear garden, ceiling window.

First Floor Hallway

With window to front, access to attic, airing cupboard.

Bedroom One 11' 3" x 9' 10" (3.44m x 3.00m)

With window to rear, radiator, stunning views to rear.

Bedroom Two 10' 2" x 9' 5" (3.11m x 2.86m)

With window to front, radiator, cupboard over the stairs.

Office/Potential Bedroom Three 11' 9" x 7' 7" (3.58m x 2.32m)

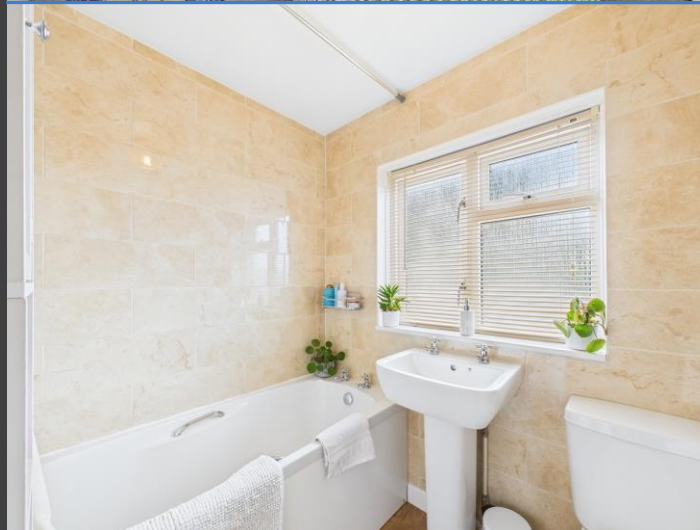
With window to rear, stunning countryside views, radiator.

Bathroom 6' 5" x 5' 5" (1.96m x 1.65m)

With frosted window to front, radiator, bath with shower over, close coupled WC, sink.

Outside

The property is approached by a large concrete driveway, with parking for multiple vehicles, and a lawn lined with bushes and plants. The rear garden is a real highlight, with large landscaped lawn, pretty flower beds, borders, with a very good sized wooden workshop at the end. Neighbouring properties have erected substantial summer houses/garden rooms/offices so this could be a really fantastic space for a new buyers.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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