



**Lampreys Lane, South Petherton, TA13**

**Guide Price: £435,000**

*Freehold*

# Lampreys Lane, South Petherton, TA13

We are delighted to bring to market this deceptively spacious three detached property located in Lampreys Lane, just a few minutes level walk to reach all the village shops and amenities. 6 Lampreys Lane offers very well presented accommodation and has been superbly maintained and updated in the current owner's time. In brief the accommodation presents a covered Porch, wide Entrance Hallway, Dual aspect Sitting Room with wood burning stove, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility, Cloaks/WC and integral Garage to the ground floor and three double Bedrooms, Master with Ensuite, study and family Bathroom to the first floor. The property benefits from a Gas fired central heating system with Worcester boiler and double glazed windows throughout.

## Accommodation:

Large covered porch with log store, part glazed uPVC front door to:

Entrance Hallway 14'2 x 9'5 with wood effect flooring, window to porch, staircase rising with open storage under.

Sitting Room 16 x 14'2. A lovely bright dual aspect room with built in bookshelves along one wall, wood effect flooring, wood burning stove set into fireplace with oak shelf over. Sliding doors to:

Dining Room 9'7 x 8'9 with wood effect flooring, door to Kitchen and double patio doors to:

Conservatory 10'3 x 8'6 with tiled floor, power and French doors to garden.

Kitchen/Breakfast Room 15'10 x 8'9 with window to garden, range of bespoke wooden wall and base units with worktop over. Dual fuel range cooker with filter hood over, integrated fridge and dishwasher, one and a half bowl stainless steel sink and drainer, tiled floor. Doors to Entrance Hallway and: Utility with part glazed door to side, fitted wall and base units, tall cupboard, worktop, plumbing for washing machine and space for tumble drier, stainless steel sink.

Cloaks/WC with obscure window to side, low level WC, basin with vanity unit under, wall cabinet, shelving. Integral Garage 19' x 10'. Door from the Utility Room, door to side, ample space for shelving whilst leaving room to park a car, electric up and over door with remote control, light and power.

Stairs rise from the Entrance Hallway to the First Floor Landing with loft hatch to attic space and shelved cupboard housing the wall mounted Gas fired Worcester boiler.

Master Bedroom 13'11 (to wardrobe doors) x 11'2, window to front, range of bespoke built in wardrobes and drawers, door to:

Ensuite Shower Room with WC, basin with vanity unit under, low level shower cubical with large glazed door (recently fitted).

Bedroom Two 13' x 8'9 with window to rear

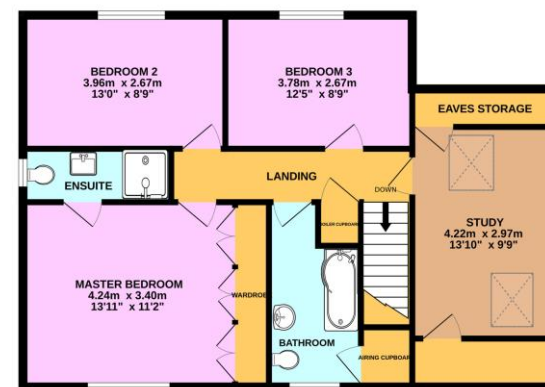
Bedroom Three 12'5 x 8'9 with window to rear

Bathroom with P-shaped bath, shower over and glass screen, close couple WC and basin with range of storage units under, extractor fan, shaver point, obscure window to front, door to deep Airing Cupboard 3'11 x 2'11 with heated towel rail and shelving.

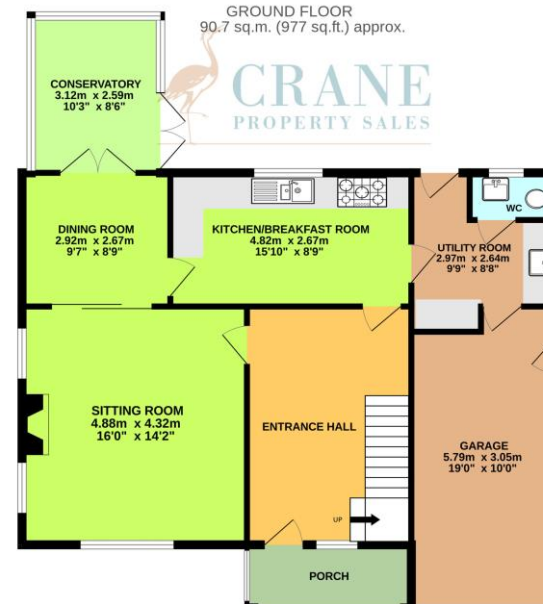
Study 13'10 x 9'9 with two large Velux windows, eaves storage, some restricted head room.

Outside the property is approached via a driveway with parking for two cars and a large area to the front has been gravelled for further parking (approximately 3/4 cars) with raised flower beds, gate to a side storage area. Further gate leading round to the rear of the property. The easily maintained rear garden is lovely and private, set with paving slabs, raised flower borders and fencing.

1ST FLOOR  
75.3 sq.m. (810 sq.ft.) approx.



GROUND FLOOR  
90.7 sq.m. (977 sq.ft.) approx.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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