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**Lanmoor Estate,
Lanner, Redruth**

**£290,000
Freehold**





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Property Introduction

This recently modernised link-detached bungalow has two double size bedrooms, the lounge enjoys an outlook over the rear garden and both the kitchen and shower room have been re-fitted in a contemporary style.

Heating is provided by modern oil fired combination boiler situated within the garage/utility and there is uPVC double glazing throughout.

The bungalow is set back from the pavement by dwarf walling with the garden being easy to maintain with gravelled beds and mature shrubs, a driveway to the side gives additional parking and leads to the attached garage/utility. The rear garden is enclosed, of a generous size and equally divided between gravel hardstanding and lawn. There are mature shrubs and a pedestrian access to one side.

In summary, this attractive property requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Conveniently located within a mature development close to the centre of the village and within a short commute to Truro and Falmouth, there is a convenience store and choice of Public Houses (both of which offer quality dining) within a short distance. The village also benefits from schooling for younger children and the major town of Redruth, which is within two and a half miles, has a locally respected secondary school.

Redruth offers a range of national and local shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and Falmouth on the south coast, which is Cornwall's university town, will be found within eight miles. Truro, the administrative and cultural centre of Cornwall, is within an eleven mile commute.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

L-shaped with access to loft space, airing cupboard with radiator and coved ceiling. Radiator. Panelled doors open off to:-

LOUNGE 16' 2" x 10' 7" (4.92m x 3.22m)

uPVC double glazed window to the rear enjoying an outlook across the garden. Coved ceiling and radiator.

BEDROOM ONE 13' 2" x 11' 6" (4.01m x 3.50m) maximum measurements

uPVC double glazed window to the rear, again enjoying an outlook over the rear garden. Built-in two door wardrobe, inset spotlighting and coved ceiling. Radiator.

BEDROOM TWO 9' 11" x 9' 10" (3.02m x 2.99m)

uPVC double glazed window to the front. Coved ceiling and radiator.

SHOWER ROOM

uPVC double glazed window to the front. Recently refitted with a contemporary suite consisting of vanity unit with counter top wash hand basin, concealed cistern WC with integrated storage and oversize doorless entry shower enclosure with plumbed shower, full ceramic tiling to walls and inset spotlighting. Radiator and coved ceiling.

KITCHEN 10' 9" x 8' 11" (3.27m x 2.72m)

uPVC double glazed window to the front and uPVC double glazed door to side. Again the kitchen has been re-fitted in a contemporary style and consists of a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel sink unit with mixer tap. Built-in oven with inset 'Bosch' ceramic hob over with a stainless steel and glass cooker hood, integrated 'Miele' slimline dishwasher and with space and plumbing for an American style fridge. Full ceramic tiling to walls and inset spotlighting.

OUTSIDE FRONT

To the front the garden is enclosed and has been designed to be easy to maintain with extensive gravelled beds planted with mature shrubs. Pedestrian access leads to one side of the bungalow.

GARAGE/UTILITY 17' 2" x 8' 5" (5.23m x 2.56m)

Automatic roller door to the front and a side courtesy door to the garden. To the rear of the garage there is a range of eye level and base units with adjoining roll top edge working surfaces and with space and plumbing beneath for an automatic washing machine and tumble dryer. Power and light connected.

REAR GARDEN

The rear garden is enclosed and of a generous size ideal for those with younger children and pets. Immediately to the rear of the bungalow there is an extensive gravelled area with planted shrubs and a base for a greenhouse. The remainder of the garden is largely lawned again featuring a range of mature shrubs and there is an external water supply.

AGENT'S NOTE

Please be advised the property is band 'B' for Council Tax purposes.

SERVICES

The property benefits from mains electric, mains water (metered), mains drainage.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights and continue along the road to the next set of traffic lights bearing slight left heading towards Falmouth. Continue along the road dropping down into the village of Lanner and after passing a bakery on the left hand side the entrance to Lanmoor Estate will be found on the right hand side where the bungalow will be identified on the left. If using What3words:- unlimited.nicknames.gazette

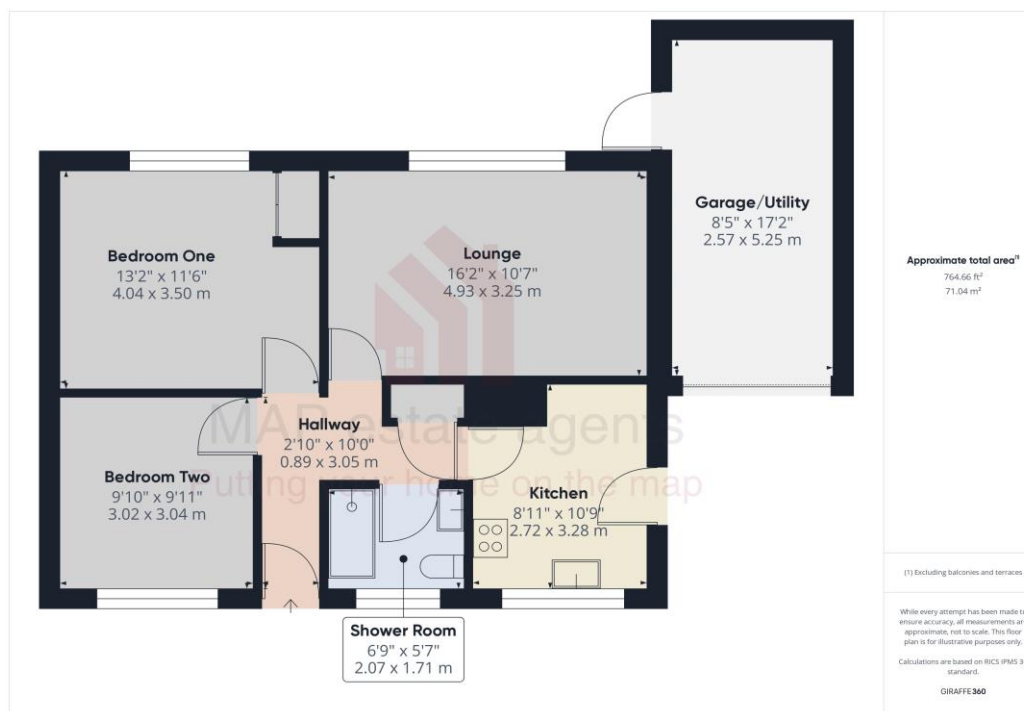


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modernised and updated link detached bungalow
- Chain free sale
- Two double size bedrooms
- Re-modelled shower room
- Lounge with outlook over rear garden
- Re-fitted kitchen
- Modern fitted kitchen
- Modern uPVC double glazing
- Oil fired central heating
- Attractive gardens, garage and parking



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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