

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



11 Lanmoor Estate

Lanner, Redruth, TR16 6HN

Guide price £299,950



Offered for sale with no onward chain, this modern garage linked detached bungalow offers very well presented accommodation and is situated in a popular residential location. It benefits from two double bedrooms, a lounge, a fitted kitchen with appliances, a bathroom and the bonus of a rear conservatory. The property has electric panel heaters and this is complemented by double glazing. Externally there are lovely mature well stocked gardens to both front and rear together with a garage and driveway parking.



Set in the popular village of Lanner and offering countryside views, we are pleased to bring to the market this link detached bungalow offered for sale with no onward chain. The property itself has a fully fitted kitchen with incorporated carousel units, the addition of a conservatory giving fine countryside views, a garage, two double bedrooms and mature well stocked gardens to the rear. The property is double glazed and has the addition of electric wall panel heaters. There is a garage and parking facilities. This is a lovely bungalow and an early inspection is recommended.

Half glazed upvc door to:

L SHAPED HALLWAY

With loft access which we understand from the vendor is fully boarded with a light and loft ladder. Electric panel heater and door to:

BATHROOM

7'4" x 5'5" (2.24m x 1.66m)

Panelled bath with a wall mounted shower, shower screen and fully tiled surround. Low level wc, wash hand basin with vanity unit below and a wall mounted medicine cabinet, mirror and shelf above. Stainless steel ladder towel rail, Downflow heater and an obscure glazed window to the front elevation.

KITCHEN

10'2" x 10'1" (3.10m x 3.09m)

Substantial range of shaker style eye level and base units with built-in carousel units, tiled splash backs and roll edge work surfaces. Eye level fitted double oven, one and a half bowl stainless steel sink and drainer, electric hob and extractor hood. Space for white goods and a window overlooking the front garden. Door leading to the driveway. Further built-in cupboard housing the hot water cylinder with shelving.

LOUNGE

14'4" x 10'9" (4.39m x 3.29m)

Focal electric wood burner effect fire with decorative wooden mantel and hearth. Panel heater and fitted sideboard with shelving above. Sliding patio doors leading to:

CONSERVATORY

12'9" x 6'1" (3.89m x 1.87m)

Triple aspect views with glazed panels, French doors and steps leading to the rear garden. Panel heater, roof blinds and door to garage.

BEDROOM 1

13'1" x 10'8" (3.99m x 3.26m)

Window overlooking the rear garden and countryside views. Panel heater, built-in wardrobe with shelving and floor safe.

BEDROOM 2

7'9" x 9'10", 42'7" (2.37m x 3.13m)

Window overlooking the front garden and a panel heater.

OUTSIDE

To the front of the property a driveway provides parking for two vehicles and leads to the GARAGE. The front garden is mainly laid to lawn with a separate gated entrance and pathway having a mixture of mature bushes and shrubs. To the rear there is a patio area and pathways with a plethora of flowers and mature bushes including Magnolia tree, Passion flowers, Clematis, Honeysuckle shaped into an archway and a mixture of fruit trees including an apple, pear and cherry trees. There is further side access to the front garden. The garage at present is divided into two storage areas with a wall mounted fuse box and a glazed window to the rear of the property.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, proceeding through South Downs. Continue straight on at the mini roundabout and over the brow of the hill proceeding down into the village of Lanner. Turn right opposite the bakery into Lanmoor Estate and the property will be found on the left hand side.

AGENTS NOTES

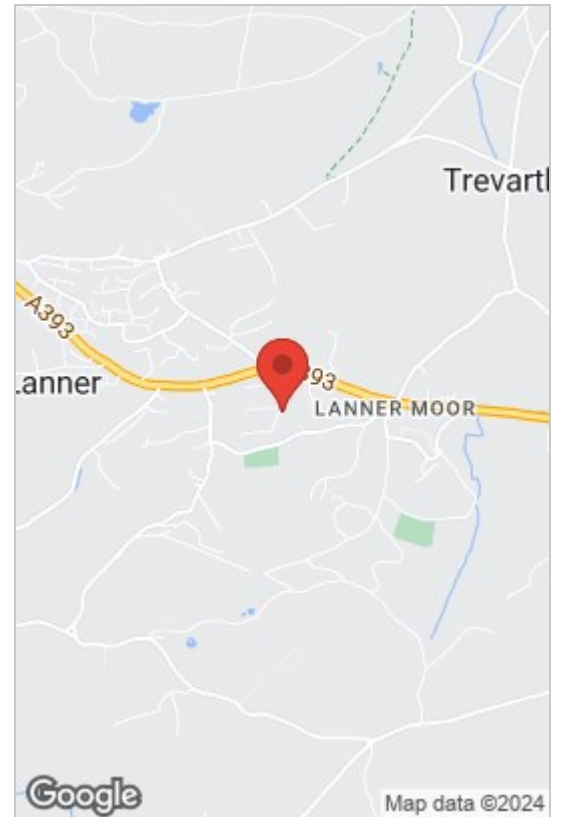
TENURE: Freehold

COUNCIL TAX BAND: B

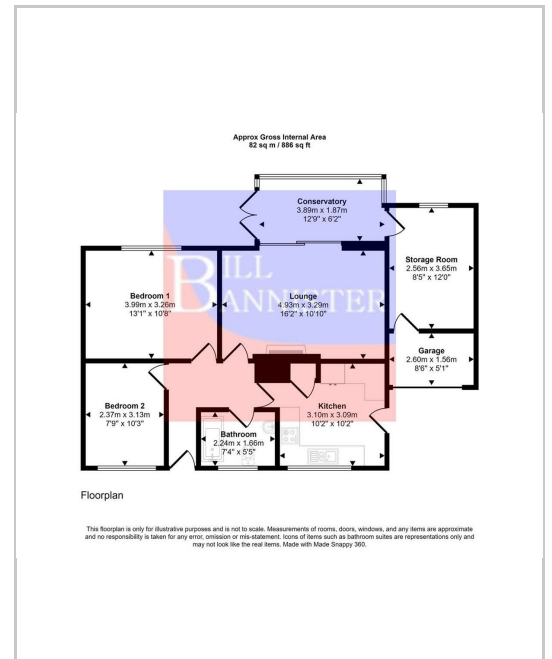
SERVICES

Mains drainage, mains electricity, mains metered water.

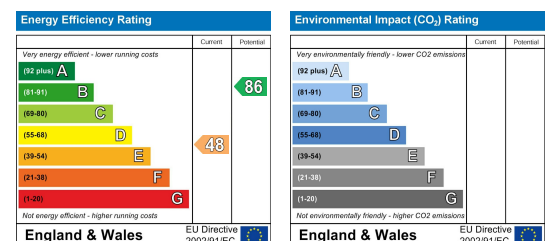
Area Map



Floor Plans



Energy Efficiency Graph



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