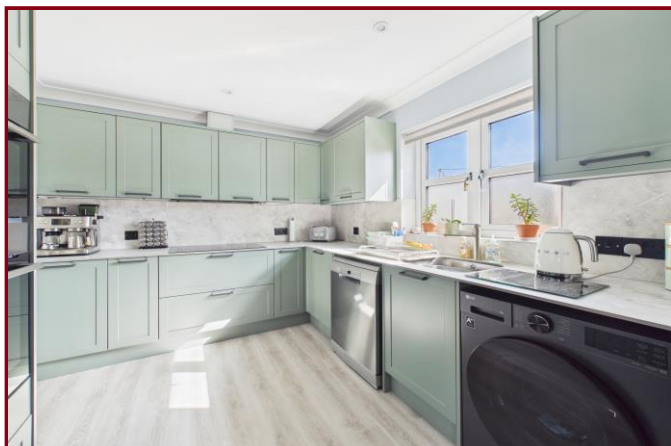




MAP estate agents
Putting your home on the map

**Pentreath Close,
Lanner, Redruth**

**£400,000
Freehold**





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Property Introduction

Situated in the heart of the village of Lanner is this individually styled detached bungalow forming part of an exclusive development of just four properties.

Beautifully presented, the bungalow is well suited to those seeking a comfortable retirement lifestyle or a practical family home. The accommodation comprises of three well proportioned bedrooms, a spacious lounge/diner and a recently re-styled kitchen. The lounge opens into a bright conservatory, creating an ideal space to relax or entertain and a modern shower room features a contemporary suite, including an oversized shower enclosure. Further benefits include full double glazing and electric radiator heating throughout.

Externally, the property offers easily maintained gardens, off-road parking for two or more vehicles and a detached garage. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Within the centre of the village, Lanner offers a convenience store within a short walk of the property and set off from the square, on the other side of the road is a local Public House which is well respected within the village as a centre of community life. Schooling is available for younger children nearby and Redruth, which is the nearest major town, is within one and a half miles distant.

Redruth offers a range of both national and local shopping outlets, there are banks, a Post Office and a mainline Railway Station with direct links to London Paddington and the north of England. Secondary schooling is available at Redruth School which has recently been awarded its second Ofsted 'Good' rating and the town is also home to Kresen Kernow which is a mecca for Cornish archives and local history. Lanner is within eight miles of Falmouth on the south coast, nine miles from the cathedral city of Truro and Portreath on the north coast will be found within seven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

HALLWAY

An L-shaped hallway with an airing cupboard, laminate flooring, and an electric radiator. Access to loft space housing the water boiler and is partially boarded and fitted with pull-down ladder. Doors open off to:-

LOUNGE/DINER 22' 3" x 14' 3" (6.78m x 4.34m) maximum measurements

uPVC double glazed window to the front and uPVC double glazed French doors opening onto the conservatory. Two electric radiators, two wall lights and coved ceiling. Archway through to kitchen. Double doors to:-

CONSERVATORY 10' 6" x 6' 0" (3.20m x 1.83m)

uPVC double glazed windows on three sides and with door opening out onto the garden. Dwarf walling, tiled flooring and stone relief to one wall.

KITCHEN 9' 7" x 8' 9" (2.92m x 2.66m)

uPVC double glazed window to the rear. Recently remodelled and fitted with a range of wall and base units, complemented by adjoining square-edge working surfaces and incorporating a white porcelain one and a half bowl sink unit with mixer tap. Inset ceramic hob with stainless steel extractor hood over and built-in eye level oven. Space and plumbing for an automatic washing machine and dishwasher, splashback and LED ceiling lighting.

BEDROOM ONE 13' 3" x 9' 5" (4.04m x 2.87m)

uPVC double glazed window to the front. Coved ceiling, electric radiator, and fitted wardrobe.

BEDROOM TWO 11' 10" x 10' 0" (3.60m x 3.05m) plus recess

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

BEDROOM THREE 9' 5" x 7' 6" (2.87m x 2.28m)

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

SHOWER ROOM

uPVC double glazed window to the rear. Recently re-styled with a modern white suite comprising of a close coupled WC, pedestal wash hand basin and over size shower enclosure with electric shower. Fully tiled walls with complementary ceramic tiled flooring and an electric heated towel rail.

OUTSIDE FRONT

To the front of the property, the garden is open-plan in style, fully enclosed, mainly laid to lawn and features a wooden shed.

SIDE

To the side, there is an enclosed formal garden which is screened with mature shrubs and hedging and is mainly laid to lawn.

REAR

To the rear, there is an extensive paved area which leads to the far side of the bungalow where pavioir parking is available for two vehicles and gives access to the garage.

GARAGE 18' 5" x 9' 9" (5.61m x 2.97m)

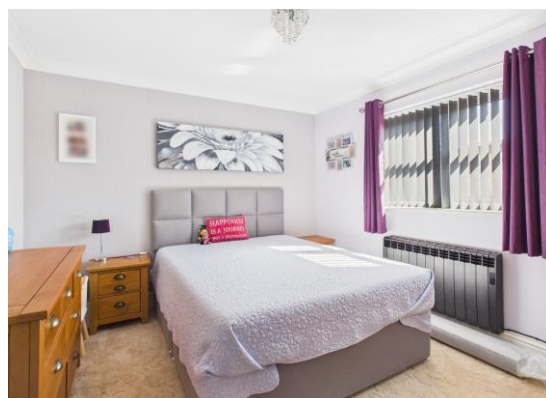
Automatic up-and-over door and having power and light connected.

SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

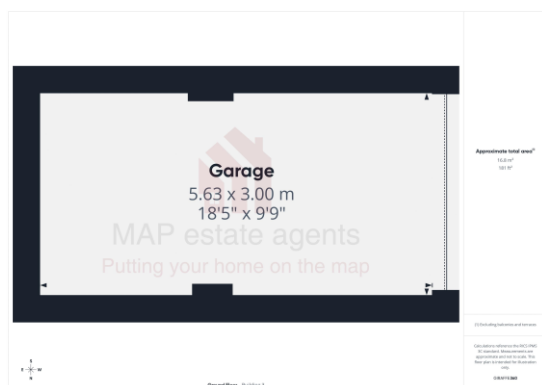
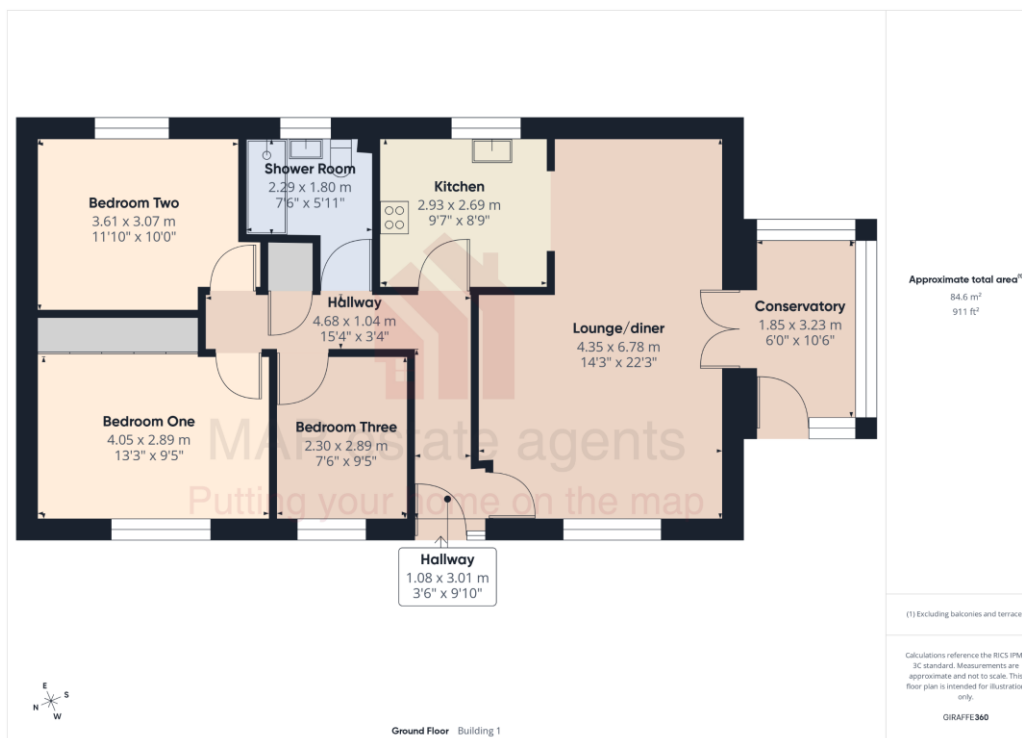


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached non-estate bungalow
- Three bedrooms
- Open-plan kitchen/dining room
- Re-fitted kitchen
- Remodelled shower room
- Conservatory
- Easily managed gardens
- Double glazing and electric heating
- Garage and parking
- Central village location



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