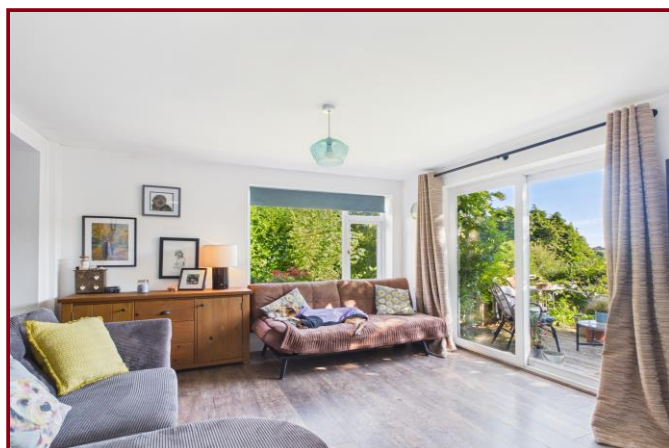
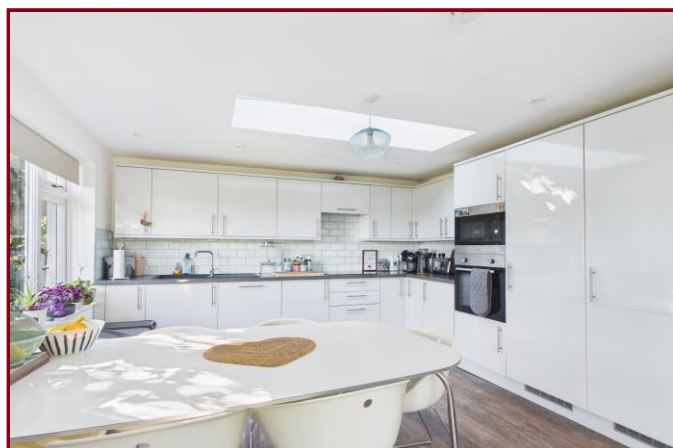




MAP estate agents
Putting your home on the map

**Glenside Gardens,
Lanner, Redruth**

**£375,000
Freehold**





Glenside Gardens, Lanner, Redruth

£375,000 Freehold

Property Introduction

A very well presented detached bungalow located in a quiet tucked away position in the village of Lanner. The property is considered an ideal purchase for those buyers seeking a peaceful residential position yet having the local shops and amenities of the village just a short distance away. Being situated in an elevated position, there are views to enjoy especially from the home office which is located just off the front driveway. Perhaps the most striking feature is the large mature garden to the rear which boasts a good range of trees and shrubs and therefore creating a great deal of privacy. The garden creates a natural environment for children to play or dogs to run or just simply a garden to enjoy and appreciate during those long sunny summer days.

Internally the bungalow has a modern spin with an open plan living area which includes a re-fitted kitchen, integrated appliances along with access to a balcony overlooking the garden. The additional accommodation comprises of a hallway, utility, cloakroom, bathroom and three bedrooms all having LPG central heating and uPVC double glazed windows and doors. Detached from the property is a useful insulated home office/hobby room just off the driveway.

Location

Lanner is a popular village with a strong community spirit and is ideally situated for accessing both north and south coasts with their contrasting coastlines. The north coast is popular for surfers as well as delightful clifftop walks while the south coast is renowned for its excellent sailing waters. Lanner itself was a former tin and copper mining parish and today, offers excellent local amenities with a doctor's surgery, primary school, bakers, general store, bus service, public houses, places of worship and an abundance local walks on the doorstep. The cathedral city of Truro is approximately ten miles distant being the main centre in Cornwall for business and commerce along with the Hall for Cornwall located on the piazza. The town of Redruth has a mainline Railway Station with direct links to London Paddington and the north of England, while the main A30 trunk road is a short travelling distance away enabling swift access to other parts of the county and beyond.

ACCOMMODATION COMPRISES ENTRANCE

Doorway to exterior. Access to:-

UTILITY

uPVC double glazed window. Gas boiler, plumbing for automatic washing machine, single sink with storage cupboard under and tiled floor.

LOBBY

Radiator.

BATHROOM

uPVC double glazed window. Panelled bath, close couple wc, pedestal wash hand basin, shower cubicle, wall cabinet, chrome heated towel rail, tiled floor, extractor fan.

CLOAKROOM

uPVC double glazed window to side elevation. Close coupled WC, wash handbasin with tiled splashback and tiled floor.

OPEN PLAN HALLWAY

Radiator. Built-in coat cupboard plus separate airing cupboard with open planned design leading through to a:-

KITCHEN/LIVING AREA 22' 9" x 11' 11" (6.93m x 3.63m)

LIVING AREA

A light and bright dual aspect room incorporating the lounge with a uPVC sliding doors opening to the balcony which overlooks the garden. uPVC double glazed window to side and rear. Radiator. Access to:-

KITCHEN

uPVC double glazed window to rear elevation plus skylight. Single sink unit with mixer tap. Good range of base and wall mounted storage cupboards, three drawer storage unit, a range of worksurfaces, part tiled walls, built in cooker, microwave, full length fridge/freezer, induction hob with extractor over. Radiator.

BEDROOM ONE 12' 11" x 9' 6" (3.93m x 2.89m) max. measurements

uPVC double glazed window to side elevation. Radiator.

BEDROOM TWO 10' 7" x 9' 9" (3.22m x 2.97m)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 9' 6" x 9' 3" (2.89m x 2.82m) max. measurements

uPVC double glazed window to rear elevation. Radiator.

EXTERIOR

The property is accessed via a driveway offering parking facilities for two to three vehicles. Within the driveway is external power point while steps give access to the detached home office. A gateway via a path leads to the side of the property which extends down to the:-

HOME OFFICE 14' 6" x 7' 10" (4.42m x 2.39m)

Power supply and has been insulated making this a perfect space for working for home or indeed a hobby room.

REAR GARDEN

Considered to be of a generous size into two tiers being laid to lawn and a good range of mature shrubs and trees giving privacy and seclusion. Within the garden is a useful Anderson storage shelter utilised for a shed whilst wooden steps lead up to the raised balcony which looks directly over the garden.

SERVICES

Private drainage, mains water and mains electricity.

AGENTS NOTES

Please be advised that the Council Tax band for the property is band 'C'.

DIRECTIONS

Upon entering Lanner from Redruth on the A393 turn left into Pennance Lane proceeding up the hill taking the next turning on the left hand side into Glenside gardens. A short distance along, the property is situated on the left hand side. If using What3Words :- Tests.System.Decompose.

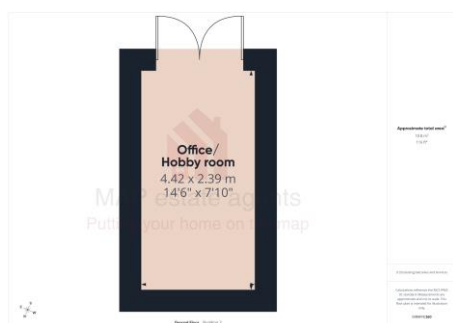
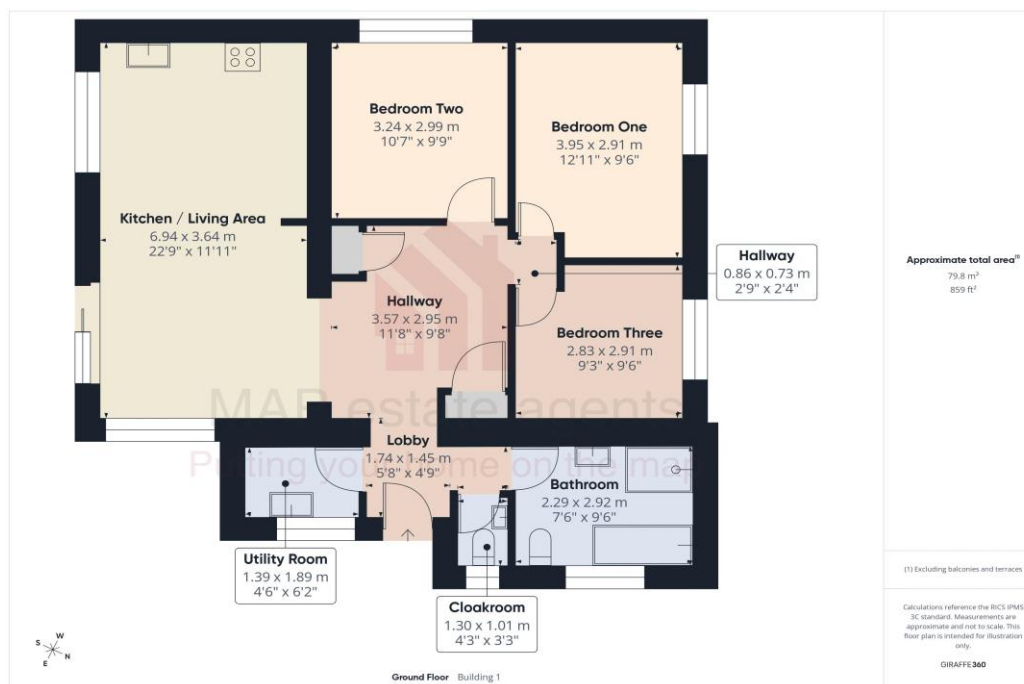


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	56
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- A very well presented detached bungalow
- Located in a quiet tucked away position
- Three bedrooms
- Contemporary open plan living space with balcony
- Modern re-fitted kitchen and bathroom suite
- LPG heating system
- uPVC double glazed windows and doors
- Extensive mature garden
- Parking for two/three vehicles
- Separate home office/hobby room



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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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