



## Lanner

A detached, generous three bedroom bungalow  
Spacious and versatile accommodation  
Modern fitted kitchen, separate utility room  
Two bath/shower rooms  
24' dual aspect living room, conservatory  
Oil central heating and UPVC double glazing  
Attractive low maintenance & enclosed rear garden  
Carriage driveway with ample parking  
Detached garage/workshop at the rear  
A range of timber outbuildings

Guide   £340,000   Freehold

ENERGY EFFICIENCY RATING  
BAND D

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This is an impressive, detached bungalow that is presented to a very high standard and offers generous and well proportioned accommodation over two floors.

The property is accessed via a carriage driveway with ample parking to the front, whilst to the rear there is a detached garage and an enclosed attractive, low maintenance rear garden with further outbuildings.

Having undergone much improvement by the current vendors and although retains most of its character and charm, has many modern features including a modern fitted kitchen, separate utility room, UPVC double glazed conservatory, oil central heating and double glazing throughout.

The spacious and versatile accommodation in brief comprises; entrance porch, hallway, living room, dining room, kitchen, utility room, bathroom and conservatory. To the first floor there is a shower room and three bedrooms. Outside, in addition to the generous parking there is an enclosed rear garden which comprises; a range of patios and sitting areas, a summerhouse, shed and a detached 21' workshop.

The village of Lanner offers a great community and benefits from a convenience store, two public houses, fish and chip shop, Portreath Bakery, churches, village school and hall, doctors surgery and a petrol station with additional convenience store. The village is surrounded by countryside and interesting walks and there is a regular bus service on the doorstep that runs to and from Falmouth, with the mainline train station at Redruth that is some 1.5 miles away. The A30 and A39 are also easily accessible with access to Truro and Falmouth.

As the vendors sole agents, we highly recommend an early appointment to view.

#### *THE ACCOMMODATION COMPRISES:*

All dimensions approximate.

*From lanner hill, the property is accessed via a carriageway drive which has a standard entrance but also a gateway that can be opened for exiting the property.*

This area provides parking for numerous vehicles and leads to the front entrance.

#### *THE ACCOMMODATION COMPRISES:*

##### *ENTRANCE PORCH*

An interesting porch with character arched windows, post box, area for coats with hooks, telephone and power point.

#### *DOUBLE GLAZED STAINED GLASS DOOR WITH MATCHING SIDE PANELS OPENS TO:*

*MAIN HALLWAY 4.95m (16'3") x 2.06m (6'9")*

A light and airy space with a closed tread staircase with balustrade leading to the landing and first floor, textured coved ceiling with light, dado rail, radiator, cupboard with useful under stairs storage, doors to the living room, dining room and bathroom.



#### *LIVING ROOM 7.39m (24'3") x 3.66m (12'0")*

A spacious dual aspect room with a feature fireplace with brick surround housing a freestanding multi fuel burner sitting on a slate hearth, UPVC feature double glazed window with outlook over the front, plastered coved ceiling with lighting, radiators, engineered wood floor, UPVC double glazed patio doors opening onto the conservatory.



#### *CONSERVATORY 4.27m (14'0") x 2.59m (8'6")*

A UPVC double glazed conservatory with double glazed windows overlooking the garden and side, double glazed sliding patio style doors opening onto the decking area and gardens.



#### *KITCHEN/DINER 7.32m (24'0") x 3.58m (11'9")*

A large open plan kitchen/diner with a good degree of light due to a range of windows and doors. UPVC feature double glazed bay window with window seat overlooking the driveway with Carn Marth hill behind. UPVC double glazed window and patio style doors opening onto the side of the property.

An attractive, modern kitchen with matching island unit comprising a good range of base units comprising of cupboard and drawers with gloss black doors and metal door furniture, wood butcher block style worktop surface incorporating a Belfast style sink with mixer tap, four-ring electric hob with a feature extractor hood over, built-in Hotpoint double oven. Plastered coved ceiling with lighting, traditional style radiators, door to larder with shelving, door leading to the utility room. This room is finished with an attractive slate floor.



#### *UTILITY ROOM 3.51m (11'6") x 1.83m (6'0")*

This area has a further fitted kitchen with a range of base and wall units comprising of cupboards and drawers with metal door furniture, wrap around roll top work surface incorporating a stainless steel sink with double drainer and mixer tap, recess and plumbing for dishwasher and washing machine, Worcester oil fired central heating boiler, UPVC double glazed windows, textured ceiling with strip light, cupboard housing fuse boxes, UPVC double glazed door opening to the rear patio.



#### *GROUND FLOOR BATHROOM*

A nicely appointed modern bathroom comprising a P-shaped panelled bath with electric shower over, low-level wc and wash hand basin set within a vanity unit, illuminated mirror, radiator, textured coved ceiling with light, UPVC frosted double glazed window to the rear.

#### *STAIRS AND LANDING*

A closed tread staircase with bannisters leads to the landing, textured ceiling with light, loft trap with access to the roof space, radiator, doors to a further first floor shower room and the three bedrooms.

#### *SHOWER ROOM*

Comprising of a shower, w/c and a wash hand basin with cupboard under, Velux style window, radiator, light, door to storage area.

#### *BEDROOM ONE 5.18m (17'0") x 3.66m (12'0")*

A range of UPVC double glazed windows and a Velux style window, textured ceiling with ceiling light, two radiators, door to useful storage area.



#### *BEDROOM TWO 4.88m (16'0") x 3.58m (11'9")*

A range of UPVC double glazed windows and a Velux style window, textured ceiling with ceiling light and loft trap, two radiators, door to storage area.



#### *BEDROOM THREE 3.45m (11'4") x 2.21m (7'3") maximum measurement.*

An unusually shaped room which maximises the space and has a UPVC double glazed window which overlooks the front, Carn Marth hill and countryside, textured ceiling, ceiling light, radiator, shelf and clothes rail.



## OUTSIDE

### PARKING

To the front of the property there is a generous parking area which provides parking for numerous vehicles. A path leads to the side of the property and to the rear where the majority of the gardens can be found.

**DETACHED GARAGE/WORKSHOP** 6.55m (21'6") x 4.19m (13'9") currently with timber dividers inside making separate rooms, pair of garage doors. Please note, this garage has limited access as larger cars may struggle to access from the side therefore ideal for a workshop, hobbies room, motorbikes or storage.

### GARDENS

To the rear is an attractive, enclosed garden with an array of features and focal points with the aim of low maintenance in mind. Within this area there is a summerhouse and a useful detached shed.

**SUMMERHOUSE** 1.98m (6'6") x 1.98m (6'6")

**GARDEN SHED/WORKSHOP** 3.28m (10'9") x 2.97m (9'9")

**SERVICES** Mains electricity, water and drainage, oil-fired central heating.

**COUNCIL TAX** Band C.

**AGENTS NOTE** We have been advised that there is a clear Mundic Test on the property and is therefore suitable for mortgage lending purposes.

### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

