



Laskowski  
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## 3 Lanoweth, Packsaddle, Penryn, TR10 8RP

£385,000

A well presented, extended, 3 double bedroom, 2 bath/shower room bungalow set within a corner plot, enjoying views to surround countryside, located on the very outskirts of Penryn. The property features a fabulous open-plan living/dining room and comprehensively fitted kitchen, utility room and shower, 3 generous double bedrooms and a family bathroom. There is a single garage and long sloping driveway providing ample off-road parking, and the front and side of the bungalow is enclosed with a series of lawned gardens, rockeries supporting a wide variety of plants and shrubs, and various patio and decked areas.

### Key Features

- Extended, broad, detached bungalow
- Family bathroom
- Generous living room with opening to dining area
- Gas central heating and double glazing throughout
- Long drive and single garage
- 3 double bedrooms, all with fitted wardrobes
- Utility and shower room
- Comprehensively fitted kitchen with open vaulted ceiling
- Enclosed lawned gardens
- EPC rating C



## THE LOCATION

This spacious bungalow is located on the very edge of the historic town of Penryn, adjacent to farmland and open countryside.

## THE ACCOMMODATION COMPRISES

Access is gained via steps which rise to the front entrance, with steel and glass balustrade and entrance to the front door. Half glazed uPVC double glazed door opening to the:-

### ENTRANCE PORCH

Heavy duty matting. Open to the:-

### ENTRANCE HALL

A generous L-shaped entrance to the property with cloaks cupboard and a shelved utility cupboard. Access to loft space. Wood-effect flooring which continues throughout the main rooms of the bungalow. Doors give access to three bedrooms, the bathroom and also through to the:-

### LIVING ROOM

Large double glazed picture window to the front enjoying the views between the neighbouring properties, over to the surrounding countryside. Radiator. The room focuses on a bioethanol burning stove. Opening through to the:-

### KITCHEN/DINING AREA

A generous extension to the original bungalow, featuring a comprehensive fitted kitchen with open vaulted ceiling and a good sized family dining area.

### DINING AREA

Two windows and double glazed patio door giving access into the front garden. Built-in upholstered corner seating. Three globe pendant lights, two wall lights.

### KITCHEN

Fitted with a comprehensive range of wall-mounted locker-style units and matching base cupboards and drawers in grey, which white brick-style tiling between. Generous L-shaped worktop over with inset double bowl stainless steel sink unit and mixer tap over, inset four ring gas hob with extractor hood above. The kitchen features an integrated dishwasher, corner carousel unit and a range of matching full height storage cupboards including a pull-out larder and spice cupboard. Inset Neff stainless steel electric oven. Zanussi fridge/freezer. Radiator. Vaulted ceiling with exposed beam and Velux window to the rear. Door to the:-

### UTILITY ROOM

Fitted worksurface with space beneath to house a washing machine and tumble dryer. Double fronted wall unit and tall storage cupboard. Half-glazed uPVC double glazed stable-style door to the rear. Bi-fold panel door to the:-

### SHOWER ROOM

Fitted with a modern three piece suite comprising a curved corner shower unit with mains-fed shower, vanity unit with wash hand basin, mirror and shaver socket above, and concealed cistern low flush WC with brick-style wall tiling. Ladder-style heated towel rail.

### BEDROOM ONE

Double glazed window to the front elevation enjoying the

views through to open countryside. Built-in triple wardrobe with hanging rail and shelving. Radiator.

### BEDROOM TWO

Double glazed window to the side. Built-in double wardrobe with hanging rail and shelf above. Radiator.

### BEDROOM THREE

Double glazed window to the rear. Radiator.

### FAMILY BATHROOM

Fitted with a three piece suite in white comprising a panelled bath with mixer tap and mains-fed shower over, vanity unit with inset wash hand basin and waterfall tap, and hidden cistern low flush WC. Marble-style wall and floor tiling. Ladder-style heated towel rail. Double glazed obscured window to the rear.

## THE EXTERIOR

### FRONT GARDEN

Accessed via a gate to the front or from the patio doors leading from the dining room, a surprisingly private enclosed front lawn with two slated beds, corner patio and planters supporting a variety of palm trees. A gate leads to the side driveway.

### GARAGE AND DRIVEWAY PARKING

A single garage with up-and-over door, light and power connected. To the front of the garage is a long, sloping driveway providing off-road parking.

### SIDE GARDEN

A good sized, enclosed and gently sloping lawn garden with central mature cherry tree. There are rockeries containing a good variety of flowering shrubs and plants including camelias and hydrangeas. Small decked area. Curved step rises to a small raised deck with large timber garden shed. A pathway to the side of the garden continues, giving access along the rear pathway of the property where there is access via the utility room.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, drainage and gas are connected to the property. Gas fired central heating. Bioethanol burning stove to living room.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

### VIEWING







Floor Plan



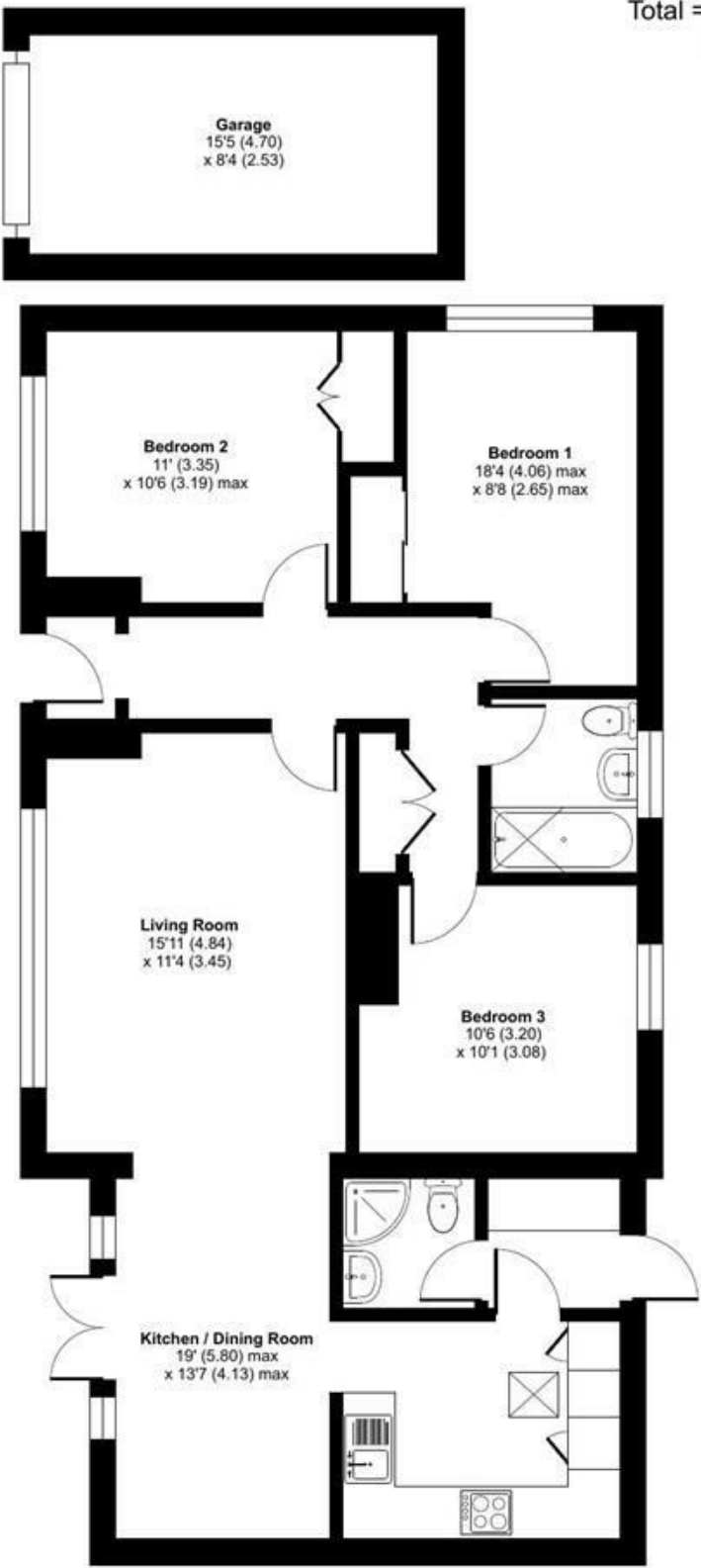
3 Lanoweth, Penryn, TR10

Approximate Area = 969 sq ft / 90 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1097 sq ft / 101.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1500095