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BILL BANNISTER

Sales & Lettings



16 Lanner Hill

Lanner, Redruth, TR16 6DP

£259,950



Situated on the edge of the popular village of Lanner, this end terraced house offers very well presented family living accommodation. There are three bedrooms complemented by a family bathroom, a lounge with an open fire, a kitchen/diner with a utility area and the bonus of a ground floor wet room. The property is double glazed and this is complemented by electric heating. Externally there are enclosed gardens to front and rear with a large outbuilding and off road parking for two/three vehicles.



We are delighted to bring to market this most welcoming and deceptively spacious three bedroomed end of terraced property on a good sized plot in the popular village of Lanner. The property has a solid fuel Rayburn stove with back boiler and the current vendors have added electric smart radiators with individual thermostats which can be accessed remotely. There is also a downstairs wet room as well as a family bathroom. On entry, there is a very convenient porch which leads into the lounge/living room which has an open fire set on a slate hearth with a wooden and brick surround. This leads onto the kitchen/diner which houses a solid fuel Rayburn stove. There is a utility area coupled with further cooking facilities and this leads onto the convenient downstairs wet room. To the first floor, there are three good sized bedrooms complemented by the family bathroom. Externally, a gravelled pathway wraps around three sides of the property and there is a delightful, well presented rear garden with a laid to lawn area central to further gravelled pathways. There is a large outbuilding which the current vendors use as a separate hobby room and separate gym which could be re-purposed should the new vendors be inclined to do. The gravelled pathway leads to a rear access gate where off road parking can be found for two/three vehicles. In terms of location, the village of Lanner offers public transport connections, a convenience store, a fish and chip shop and a bakery plus a petrol station with shopping facilities. Always considered a popular location, there is a well thought of primary school which is within a fifteen minute walk. Further afield, Redruth town centre is less than two miles, the centres of both Falmouth and Truro can be reached in around twenty five minutes by car. There are also many local accessible walks including Carn Marth, which can be accessed in under half an hour on foot and which offers 360-degree views of both the north and south coasts of Cornwall on a clear day.

Upvc front door with obscure double glazed decorative panel and an obscure double glazed decorative panel above leads to:

PORCH

Obscure glazed window towards the lounge and a door leads to:

LOUNGE

Upvc double glazed window set in a bay overlooking the front garden and aspect. Wood panelled ceiling. Open fire set on a slate hearth with a brick surround and a wooden fireplace with shelved alcoves to either side. Boxed-in electric smart radiator. Open access to:

KITCHEN/DINER

Smart electric radiator and a full height shelved storage cupboard behind a louvre door. Solid fuel Rayburn set on a tiled hearth with a tiled fireplace. Range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Single stainless steel sink and drainer with a upvc double glazed window above set in a deep sill overlooking the rear garden and aspect. Wood panelled ceiling feature, EI mains heat and carbon monoxide alarm. Space for a tall fridge/freezer. Stairs to the first floor with open understairs storage area and wood panelled divider. Upvc door with two obscure double glazed panels leads to the rear garden. Door and step up to:

UTILITY ROOM

Straight edge worktop with a built-in Hotpoint electric hob. Space and plumbing for a washing machine and dishwasher. Integrated Neff oven and grill with an integrated microwave above plus storage space above and below with built-in handles. Adjacent shelved storage and a loft access hatch. Upvc double glazed window overlooking the rear garden and aspect. Door with two frosted glazed decorative panels opens to:

WET ROOM

Low level wc mounted on a step below a upvc obscure double glazed window to the front aspect. Wash hand basin with a mirrored medicine cabinet above. MX Duo LXI electric shower, tiled walls throughout and a wood panelled ceiling.

FIRST FLOOR

L SHAPED LANDING

Loft access hatch and a door opens to a shelved storage cupboard housing a hot water cylinder. Mains smoke alarm.

BEDROOM 1

Upvc double glazed window overlooking the front garden and aspect. Electric smart radiator.

BEDROOM 2

Upvc double glazed window overlooking the front garden and aspect. Electric smart radiator and a wood panelled wall feature.

BEDROOM 3

Upvc double glazed window overlooking the rear garden and aspect set in a deep sill. Smart radiator.

BATHROOM

Low level wc and a wash hand basin above a vanity. Panelled bath with an electric shower over and a glass shower screen. Upvc obscure double glazed window set in a deep sill towards the rear aspect. Fully tiled walls, a radiator and a wall mounted towel radiator.

OUTSIDE

A gate and steps lead to a gravelled pathway to the front door. The gravelled pathway wraps around the side of the property and there is a raised planting area and a gate accessing the rear garden. The rear garden has a gravelled pathway and a laid to lawn area. There is a leanto open storage area and a garden shed. There is a LARGE OUTBUILDING split into two and is currently used as a hobbies room to one side and a gym to the other side. The gravelled pathway leads to a gate giving access to the parking area providing off road parking for possibly two/three vehicles. Please note that the next door property (number 14) has access across the top of number 16 rear garden (from the parking area) for coal deliveries, wheelbarrows and bicycles etc.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity, electric heating, open fire and solid fuel Rayburn.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Variable outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom)

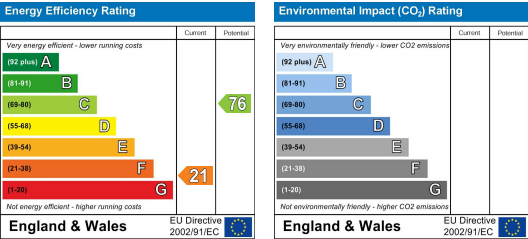
Area Map



Floor Plans



Energy Efficiency Graph



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