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BILL BANNISTER

Sales & Lettings



66 Lanmoor Estate

Lanner, Redruth, TR16 6HL

£262,500



Set in larger than average well tended corner plot gardens, this modern semi detached bungalow offers very well presented family living accommodation. The property benefits from three bedrooms, a lounge, a well fitted kitchen/diner and a family bathroom. It is double glazed and this is complemented by oil fired heating. Externally there is a dedicated parking space and the gardens are well stocked with several vegetable plots.



Situated in the ever popular village of Lanner, this well presented semi detached bungalow has much to commend it. Ideal for perhaps the keen gardener, it has a generous amount of ground to the front, side and rear. There is also a pathway leading to a dedicated parking space. The hallway has an engineered oak floor and leads to a lounge with a focal point fire surround. The kitchen/diner has plenty of appliances together with ample storage facilities. There are three bedrooms, the master having fitted wardrobes and the bathroom also has a mains shower. Heating is via an oil fired combination system and the property is double glazed. From the side elevation there is a lovely open aspect towards Carn Marth. Lanner is a well thought of village with several shops, a garage, a fish and chip shop and a bakery. It also gives access to Redruth, Truro and Falmouth.

ENTRANCE HALLWAY

A cloaks cupboard, an engineered oak floor and a radiator.

LOUNGE

15'1" x 9'0" (4.61m x 2.75m)

Having an open aspect from the large window to the front elevation. Focal point wood fire surround with a marble back and hearth. Two alcoves and a radiator.

KITCHEN/DINER

14'11" x 9'1" (4.57m x 2.78m)

Comprehensively fitted with an oven, hob, cooker hood, dishwasher and fridge. Plenty of working surfaces with tiled splash backs, cupboards beneath and matching eye level units. Airing cupboard housing a Worcester oil fired combination boiler. To one corner is a further working surface with storage beneath and cupboards above. French doors to the rear garden together with a window.

BEDROOM 1

10'4" x 8'6" (3.16m x 2.60m)

A good range of fitted wardrobes, cabinets and a chest of drawers. Radiator.

BEDROOM 2

8'6" x 10'10" (2.60m x 3.31m)

With a radiator.

BEDROOM 3

6'5" x 7'8" (1.96m x 2.36m)

With a radiator.

BATHROOM

6'1" x 5'3" (1.87m x 1.61m)

Panelled bath with a mains shower, enclosed wash hand basin with storage and a low level wc. Ladder radiator and extractor fan. The room is fully tiled.

OUTSIDE

One main feature of the property is the very generous size garden lying mainly to the side being laid to lawn with borders and several vegetable plots. To the rear garden is well enclosed, has a summerhouse with a small adjoining store and a useful workshop/shed. To the front there is a further area of garden with a pathway leading to a dedicated parking space. There is also a pedestrian gate leading to the main road in Lanner.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and over the brow of the hill into Lanner village. Turn right opposite the bakery into Lanmoor Estate and take the first turning right. Proceed to the head of the cul-de-sac and the small lane will be found ahead of you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

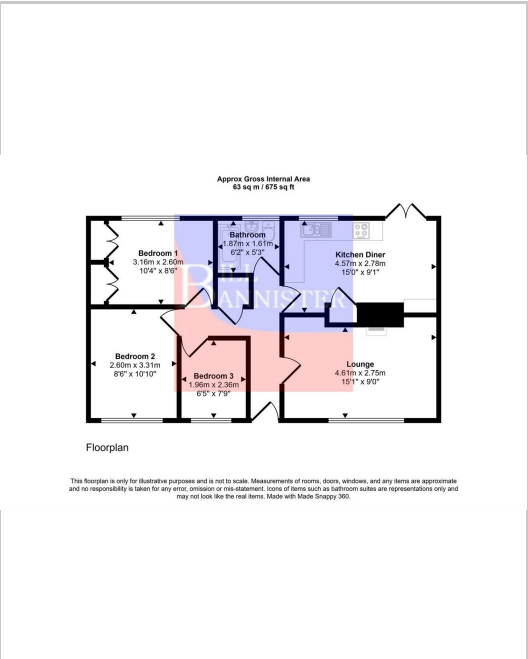
Mobile signal -

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

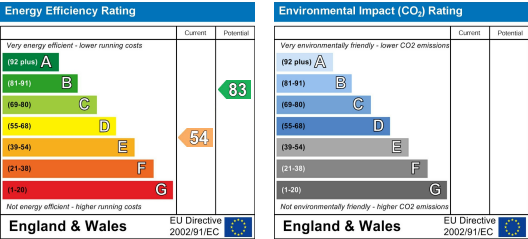
Area Map



Floor Plans



Energy Efficiency Graph



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