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# BILL BANNISTER

Sales & Lettings



## 44 Lanmoor Estate

Lanner, Redruth, TR16 6HN

**£239,950**



Offered for sale with no onward chain, this detached bungalow is situated in a popular residential area and would now benefit from some updating and modernising. There are two bedrooms plus a child's bedroom/study, a lounge, a kitchen/diner and a bathroom. The property is double glazed and this is complemented by LPG heating. Externally there are gardens to both front and rear with the bonus of a good sized single garage and driveway parking for several vehicles.





Situated in the ever popular village of Lanner, we are very pleased to bring to market this detached bungalow which is available for sale with no onward chain. It should be noted that there is much opportunity to update and develop this property which is ideally placed for a number of local amenities. Internally, there is a good sized lounge with a gas fire that offers splendid views up towards Carn Marth, a double aspect kitchen/diner offering the same views and is ideal for modernisation, two bedrooms plus a further nursery room/study/office, all complemented by a family bathroom. Heating is via propane gas. Externally to the front, there is a good sized raised lawned garden with a long gravel driveway that offers parking for up to four vehicles. The driveway leads to a generously sized single garage that offers additional access to the rear garden. There is a three quarter wraparound pathway that also leads round to the rear garden which can also be accessed from the kitchen. The rear garden itself is enclosed, mainly laid to lawn with a hedged border to the rear. In terms of location, Lanner village offers public transport connections, a convenience store, a fish and chip shop, a bakery along with a petrol station with shopping facilities. Lanner is always considered a popular location and there is a well thought of primary school within a short walking distance. Further afield, Redruth town centre is just over two miles, the centres of both Truro and Falmouth can be reached in around twenty five minutes or less by car. The location also offers opportunities for walking and exploring the local countryside including access to Carn Marth, the second highest point in the county that offers tremendous 360 degree views across to both coasts on a clear day and can be reached on foot in around thirty five minutes.

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

P SHAPED HALLWAY

Radiator, smoke alarm and loft access hatch. Casement obscure glazed door to:

LOUNGE

14'5" x 9'7" (4.40m x 2.93m)

Gas fire mounted on a tiled fireplace and a upvc double glazed window overlooking the front garden and aspect with far reaching views towards Carn Marth. Radiator.

KITCHEN/DINER

15'4" x 8'1" (4.68m x 2.48m)

A dual aspect room with a range of high level and base level storage cupboards. Single stainless steel sink and drainer below a upvc double glazed window overlooking the side aspect. Space and plumbing for a washing machine and space for further white goods plus space for a cooker. A door opens into a storage cupboard housing a hot water cylinder. Radiator, open storage pantry cupboard and a upvc double glazed window overlooking the front garden and aspect with views towards Carn Marth. Door leading out to the side pathway giving access to both the front and rear garden.

BATHROOM

6'5" x 5'4" (1.98m x 1.64m)

Low level wc and a wash hand basin with a tiled splash back. Bath with a tiled splash back and a Triton Coral electric shower over. Obscure double glazed window to the side aspect and a radiator.

BEDROOM 1

11'9" x 9'9" (3.60m x 2.99m)

Built-in overbed storage units with hanging space and shelved storage cupboards above. Upvc double glazed window overlooking the rear garden and aspect. Radiator.

BEDROOM 2

7'9" x 9'6" (2.38m x 2.90m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

CHILD'S BEDROOM/STUDY

8'5" x 6'2" (2.57m x 1.88m)

Upvc double glazed window overlooking the side aspect. Radiator.

OUTSIDE

To the front a gravel driveway provides parking for up to four vehicles and leads to a GARAGE 3.37m x 5.53m (11'1" x 18'2") with an up and over door, lighting and power, a high level double glazed side window and a side door to the rear garden. There is a raised front garden being laid to lawn with borders of mature bushes and shrubs with a traditional low level wall on two sides. Steps with handrails leads to the front door and there is a propane tank on a concrete plinth. The rear garden is raised, mainly laid to lawn with a hedged border to the rear. A side pathway gives access to both the front and rear gardens with an external tap and an external light.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth and into the village of Lanner. Turn right opposite the bakery into Lanmoor Estate and take the second turning right where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and LPG gas heating.

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

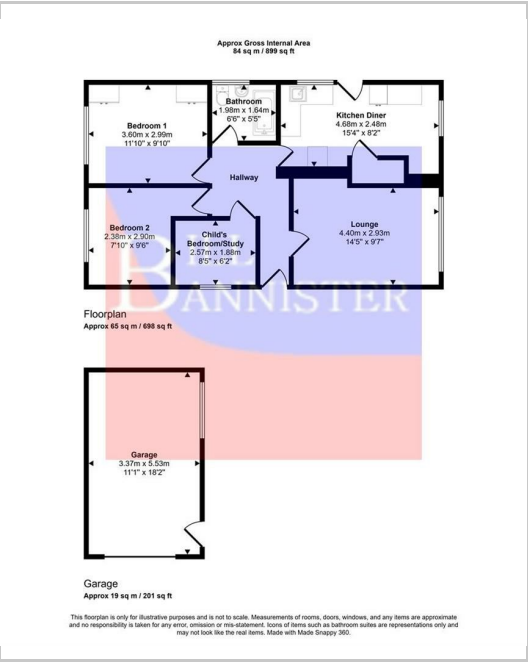
Mobile signal -

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

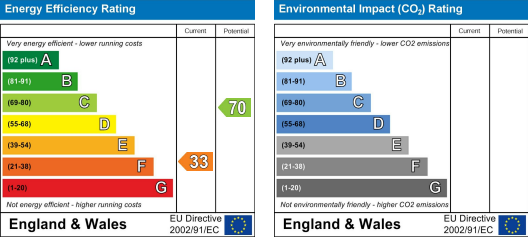
Area Map



Floor Plans



Energy Efficiency Graph



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