



Lanner

A stone fronted terraced house
Set in the middle of Lanner village
Ideal home for a growing family
LPG gas central heating by radiators
Double glazed windows, Bio-ethanol fire
Dual aspect open plan lounge and dining room
Re-fitted kitchen with appliances, utility area
Three bedrooms, large re-fitted bathroom
Generous enclosed courtyard gardens to the rear
Single garage close by, unrestricted parking outside

Guide £285,000 Freehold

ENERGY EFFICIENCY RATING
BAND F

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7337



An ideal chance to own this spacious and well presented, three bedroom stone fronted terraced house which is set in the heart of this delightfully and well served village of Lanner just two miles from Redruth, the A30 and branch line station connected to Penzance in the west and Paddington to the east.

The house has been a comfortable home for our clients for the past four years and during this time they have created a home which is ideal for a growing family looking to embrace a village lifestyle.

Plenty of features await any lucky new owners including LPG gas central heating by radiators, sealed unit double glazing (where stated), a focal point fireplace with Bio-ethanol fire and a re-fitted kitchen with appliances.

The well planned accommodation on the ground floor includes a reception hall, open plan lounge and dining room, fitted kitchen, rear porch and utility area. The first floor offers three bedrooms and a large family sized bathroom/wc in white. Outside the property there are small walled gardens to the front, generous enclosed courtyard gardens to the rear, a single garage en bloc close by and it is worth mentioning, there is unrestricted parking on the road immediately outside the house.

The village of Lanner offers a great community and benefits from a convenience store, two public houses, churches, village school, doctors surgery and petrol station with an additional convenience store. There is a regular bus service and the mainline train station at Redruth is some 1 1/2 miles away. The A30 and A39 are easily accessible.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this delightful family home.

Why not call for an appointment today?

THE ACCOMMODATION COMPRISES:

A pathway through the front gardens leads to a covered canopy porch, painted and sealed unit double glazed front door to:

RECEPTION HALL

With fitted carpet, double radiator, dado rail, under stairs storage cupboard, central ceiling light, wall mounted electric meter box, staircase to first floor.

LOUNGE/DINING ROOM



DINING AREA 3.61m (11'10") x 3.23m (10'7")

Having a covered radiator, built-in alcove book and display shelving either side, central ceiling light, fitted carpet, recessed window overlooking the rear courtyard, two wall lights, large archway to:



LOUNGE AREA 3.66m (12'0") x 3.48m (11'5")

The second part of this dual aspect room and with a recessed hard wood sealed unit double glazed window overlooking the front aspect, coved cornice, a focal point dark wood fireplace with marble effect hearth and backing and an inset Bio-ethanol fire, TV aerial point.



WALK-IN STORAGE CUPBOARD 2.18m (7'2") x 1.32m (4'4")

Approached from the dining room and useful as a storage area.

DOOR FROM DINING ROOM TO:

FITTED KITCHEN 3.17m (10'5") x 2.26m (7'5") narrowing to 1.96m (6'5") - an average measurement of a highly irregular shape.

Re-fitted a few years ago with a range of matching wall and base units, wrap around wood effect work surfaces over, a china sink unit with chrome swan neck mixer tap, electric ceramic hob with stainless steel and glass extractor hood over, electric double oven below, plumbing and space for a slimline dishwasher, space for tallboy refrigerator/freezer, spotlights on tracking, dual aspect casement windows overlooking the rear courtyard, hard wearing wood finish flooring, glazed door with cat flap to:



REAR PORCH 1.60m (5'3") x 1.45m (4'9")

With monopitch roof and vinyl tiled flooring, flank window and glazed door leading to the outside.



UTILITY AREA 1.55m (5'1") x 0.94m (3'1")

With plumbing for washing machine and space for condensing tumble dryer over.

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING



BEDROOM ONE 3.81m (12'6") x 3.38m (11'1")

A generous main bedroom with recessed hard wood sealed unit double glazed window overlooking the front aspect, white panelled internal door, double radiator.



BEDROOM TWO 3.05m (10'0") x 2.74m (9'0")

Having a recessed casement window overlooking the rear aspect, double radiator, wall-to-wall fitted wardrobe cupboards with overhead storage and central dresser recess, white painted internal door.



BEDROOM THREE 2.79m (9'2") x 1.93m (6'4")

Having a recessed hard wood sealed unit double glazed window overlooking the front aspect, white painted internal door.



BATHROOM 3.02m (9'11") x 2.03m (6'8")

A large family sized bathroom with a white suite comprising; handled and panelled bath, reproduction chrome mixer tap, shower attachment and panelled surround, low flush wc, pedestal wash basin with chrome hot and cold taps and tiled splash back, mirrored bathroom cabinet, linen cupboard, ladder style heated towel rail, vinyl flooring, frosted casement window, panelled internal door.



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.



Approx Gross Internal Area
93 sq m / 997 sq ft

OUTSIDE

To the front of the property there are enclosed gardens with paved pathway and patio, gravelled areas and small palm tree.

To the rear of the house there is an enclosed, extensive courtyard garden with space for a garden shed, gas bottles and a rear pedestrian access.

GARAGE 4.78m (15'8") x 2.59m (8'6")

There is a single garage en bloc located in the road behind the property.

PARKING

It is worth mentioning that there is unrestricted parking immediately outside the property.

COUNCIL TAX Band B.

SERVICES

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



Ground Floor
Approx 49 sq m / 523 sq ft

First Floor
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 500.

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.

