

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL  
BANNISTER**

Sales & Lettings



## 21 Boskenna Road

Four Lanes, Redruth, TR16 6LS

**Guide price £179,950**



Situated in the popular village of Four Lanes, this modern semi detached bungalow is very well presented and offers two bedrooms, a lounge, fitted kitchen, a sun lounge and bathroom. It is double glazed and this is complemented by electric heating. Externally there is an open plan front garden, a well enclosed rear garden, a garage and parking.



Tucked away in a cul-de-sac, this is a modern two bedroom semi detached bungalow ideal for first time buyers or retirement purposes. It has the benefit of a dry-air system, electric radiators are provided and it is double glazed. The lounge has laminate flooring and there is a remodelled kitchen that includes an oven, hob and cooker hood together with a breakfast bar. Beyond this is the bonus of a sun lounge. There are two bedrooms and the bathroom has an electric shower. Externally there is a garden to the front and side access takes you to the rear garden which is well enclosed with wooden fencing, having a raised patio area and a garden shed. There is a garage and extra parking available in a block close by. Four Lanes village is within level access and here you will find shopping facilities, two public houses and bus services.

### DOUBLE GLAZED ENTRANCE PORCH

Door to:

### LOUNGE

13'7" x 11'0" (4.16m x 3.36m)

With laminate flooring and an airing cupboard.

### KITCHEN

10'10" x 9'6" (3.32m x 2.90m)

With a modern circular stainless steel sink unit plus working surfaces with cupboards and drawers beneath and also a breakfast bar. Space for white goods, tiled splash backs and complementary eye level cupboards. There is a fitted oven, hob and cooker hood. Tall shelved cupboard.

### BEDROOM 1

8'6" x 8'11" (2.60m x 2.73m)

With an electric radiator.

### BEDROOM 2

8'2" x 8'2" (2.50m x 2.50m)

With an electric radiator.

### BATHROOM

Panelled bath with a mixer tap and an electric shower, a tiled surround, curtain and rail. Wash hand basin and a low level. Electric towel rail and an extractor fan.

### SUN LOUNGE

12'2" x 6'10" (3.72m x 2.09m)

### OUTSIDE

There is an open plan lawned front garden with a central pathway. GARAGE 4.88m x 2.44m (16' x 8') in a block with an up and over door and parking to the front of it. As you look at the garage block, it is the far right one. To the rear there is a very pleasant garden being fully enclosed with wooden fencing, lawns, a raised patio area with balustrades and there is a TIMBER OUTBUILDING 2.44m x 1.83m (8'x 6').

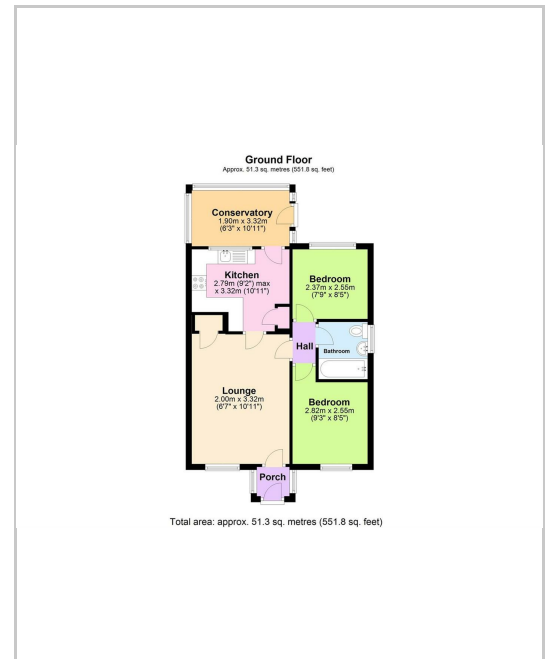
### DIRECTIONS

From Redruth take the Helston road into the village of Four Lanes, passing the crossroads with the Victoria Inn and take the second turning right into Loscombe Lane. Turn right into Boskenna Road, continue straight ahead and the road bears around to the right where the property will be found in front of you at the top of the road.

## Area Map



## Floor Plans



## Energy Efficiency Graph

