



Grylls Park, Lanreath

Jefferys ESTABLISHED 1865

22 Grylls Park Lanreath Looe PL13 2NG

Guide Price; £247,000

A spacious three bedroomed modern house situated in this peaceful rural village. The property benefits from oil fired central heating, double glazing, an enclosed garden and garage. Ideally located for the coast 6 miles from Looe & Polperro.

Lanreath is a small village with a community shop with a sub post office, a church, village hall and Social Club. The larger village of Pelynt close by centred around the pretty Parish Church of St Nonnas has a thriving community and a number of amenities in the village which includes a primary school, two grocery stores, hairdressers, doctors surgery, public house and garage. Liskeard meanwhile 9 miles away is able to cater for most day to day needs and has a main line railway station connecting to Plymouth and London (Paddington). There is outstanding scenery in the immediate area with Bodmin Moor and the beautiful South Coast within a few minutes' drive.

Built around 1974 the property has oil fired central heating and uPVC double glazing. It would benefit from some updating but does include well tended gardens and a garage.

ENTRANCE PORCH

uPVC double glazed door to the front, uPVC double glazed windows to the sides, quarry tiled floor.

ENTRANCE HALL

Wood panel front door with side screen, rise and turn staircase to the first floor with cupboard beneath, cloak cupboard.

SHOWER ROOM/WC

Shower cubicle with electric Triton shower, wash hand basin, low level wc, uPVC double glazed window to the front, fully tiled walls.

KITCHEN 11'3" x 7'9" (3.45m x 2.42m)

Range of wall and floor units providing extensive cupboards and drawer space with working surfaces over, stainless steel sink unit, ceramic tiled splashbacks, uPVC double glazed window to the front with shutters, built-in electric oven and hob, space for fridge/freezer, pantry cupboard, door to the:-

LOUNGE/DINING ROOM 21'0" x 10'8" (6.40m x 3.25m)

Spacious reception room with uPVC double glazed window to the rear with shutters, with further window with shutters and glazed door leading to the garden, two radiators.

FIRST FLOOR

LANDING

Inspection hatch to the roof space area, uPVC double glazed window to the half landing.

BEDROOM ONE 10'8" x 9'4" (3.28m x 2.86m)

Built-in wardrobe, uPVC double glazed window to the rear overlooking the garden, radiator.

BEDROOM TWO 13'10" x 9'1" (4.26m x 2.77m)

Built-in wardrobe, uPVC double glazed window to the rear, radiator.

BEDROOM THREE 8'8" x 8'2" (2.69m x 2.50m)

Airing cupboard housing insulated hot water cylinder with electric immersion heater, uPVC double glazed window to the front.

BATHROOM

Coloured suite comprising low level wc, wash hand basin, panelled bath with electric shower over, radiator, uPVC double glazed window with obscure glazing.



OUTSIDE

GARDEN

The front garden comprises open plan lawn with entrance path leading to the front door. Path and gate to the side gives access to a generous side and rear garden. The garden is mostly laid to lawn with shrub borders. The garden is enclosed making it safe for young children and pets. There is a small brick paved patio area, oil storage tank and two garden sheds.

MID TERRACE GARAGE 17' x 8'4" (5.17m x 2.56m)

With up and over door.

While there is no designated parking space, there is ample opportunity within the estate for on-street parking or parking within the garage.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band: B

EPC RATING

Band: 'D'

VIEWING

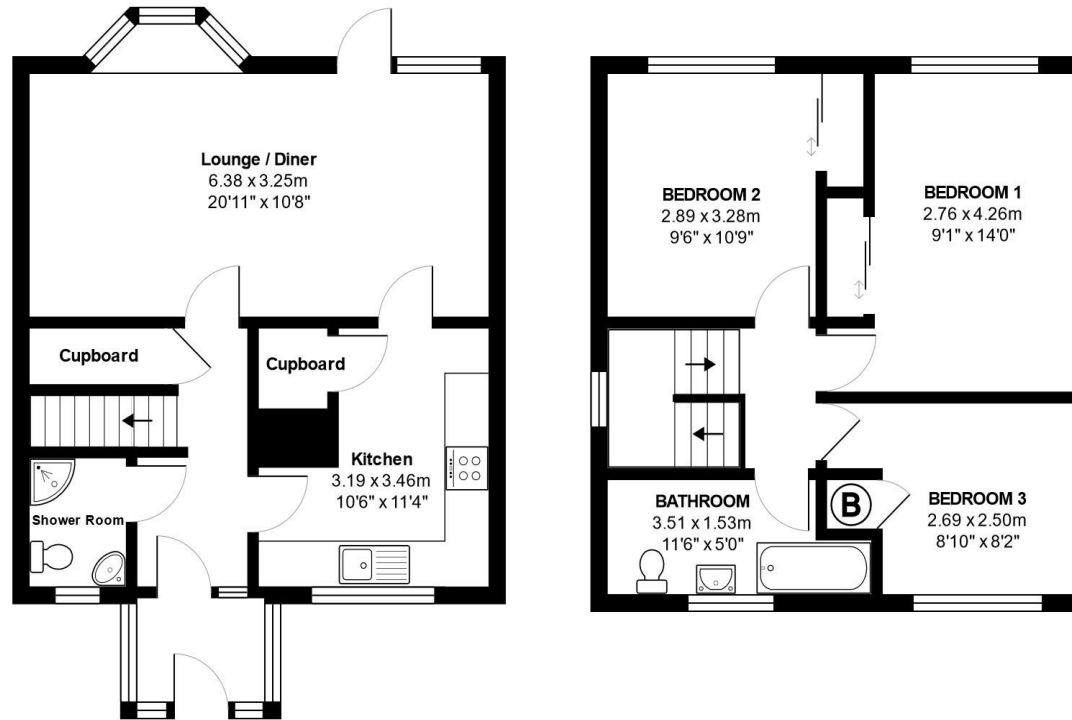
Strictly by prior appointment with the vendors agents –
Jefferys

Tel: 01579-342400

DIRECTIONS

Upon entering Lanreath, bear left by the church and take the first turning on the right into Grylls Park. No.22 can be found on your left-hand side as you proceed around the estate.





22, Grylls Park, Lanreath

Total Area: 92.7 m² ... 998 ft²

All measurements are approximate and for display purposes only



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