

FOR SALE



**Lusart Drive, The Lizard Village
Offers In Excess Of £400,000**


MARTIN&CO

Lusart Drive

Offers In Excess Of £400,000

- SPACIOUS ACCOMMODATION
- INTEGRATED GARAGE
- DRIVEWAY PARKING
- GARDEN
- NO ONWARD CHAIN

For sale with no onward chain is this spacious 4 / 5 bedroom detached home with integrated garage, conservatory extension and driveway parking for multiple vehicles.

THE PROPERTY

For sale with no onward chain is this spacious 4 / 5 bedroom detached home with integrated garage, conservatory extension and driveway parking for multiple vehicles. The property is located on a spacious plot with a wide frontage, set back from the road by a front garden and driveway.

There are low maintenance gardens to the front and rear and the property is a short walk to the centre of The Lizard Village and around a 20 minute walk to Church Cove.



On the ground floor there is a lounge, a dining room with French doors leading into the conservatory which looks over the back garden. There is a kitchen and a separate utility with access into the integrated garage plus a downstairs WC. There is also a study which could be another bedroom.

On the first floor there is a spacious master bedroom with plenty of space for wardrobes and an ensuite shower room. There are two further double bedrooms and a single bedroom, all with built-in storage, and a family bathroom.

LOCATION

Located approximately 12 miles south of Helston, The Lizard is the most southerly village in Great Britain. There is a thriving coastal community with a public house, junior school, shops, doctors' surgery, garage, post office, galleries, restaurants, newsagent and church.

The most southerly point of mainland Britain, the Lizard peninsula is a place like no other. The sea seems a touch bluer, the light a little brighter and the land a little flatter! The geology is unlike anywhere else in Cornwall, with rocks that formed 350 million years ago responsible for the unique landscape, a plateau surrounded by robust sea cliffs, here and there providing a safe haven for a small harbour or fishing village.

The Lizard peninsula provides unique opportunities for adventure with a myriad of outdoor activities on your doorstep. Whether you are into bird watching, hiking, sea kayaking or surfing, there truly is something for everyone.

ADDITIONAL INFORMATION

Services - Mains water, mains electricity, mains drainage and oil fired central heating and hot water system.

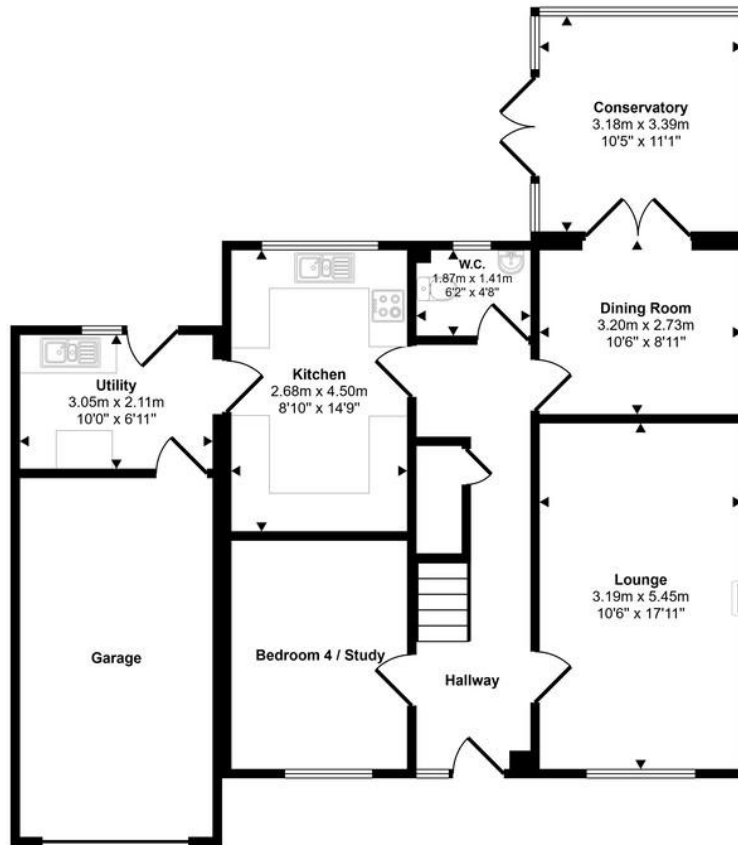
Double Glazing

EPC - D

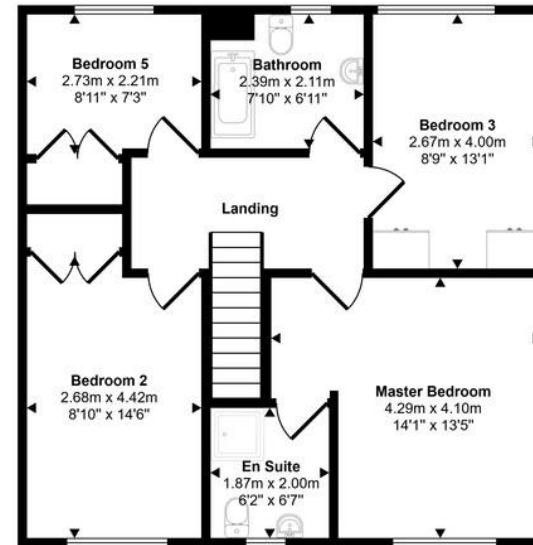
Council Tax Band D



Approx Gross Internal Area
170 sq m / 1831 sq ft



Ground Floor
Approx 103 sq m / 1112 sq ft



First Floor
Approx 67 sq m / 719 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 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.