



# 31 Carnation Way

Red Lodge, IP28 8TW

Three bedroom semi-detached house, ideally positioned for easy access to the A11 and local amenities. The property offers a spacious lounge / diner, perfect for family gatherings or entertaining guests, as well as a conservatory, kitchen, and family bathroom. We highly recommend arranging a viewing at your earliest opportunity to fully appreciate what this property has to offer. Call now to avoid disappointment.

Council Tax band: B

Tenure: Freehold

## Entrance Hallway

6' 6" x 9' 3" (1.98m x 2.83m)

Door to lounge / diner, with wood effect flooring, and stairs to first floor landing.

## Lounge / Diner

12' 0" x 22' 10" (3.66m x 6.97m)

Window to front, with two electric radiators, wood effect flooring, opening to kitchen, french doors to conservatory, and door to understairs storage cupboard.

## Kitchen

7' 2" x 9' 5" (2.19m x 2.86m)

Window to conservatory, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, and dishwasher, with space for freestanding fridge / freezer, and tiled flooring.





### Conservatory

14' 4" x 5' 10" (4.36m x 1.79m)

Window to rear, built-in storage cupboard, space for washing machine and tumble dryer, with tiled flooring, and door to rear garden.

### First Floor Landing

6' 4" x 9' 0" (1.92m x 2.74m)

Door to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

9' 0" x 8' 11" (2.75m x 2.72m)

Window to rear, built-in wardrobes, with electric radiator, and carpet flooring.

### Bedroom 2

8' 11" x 11' 4" (2.71m x 3.45m)

Window to front, with electric radiator, and carpet flooring.

### Bedroom 3

4' 9" x 8' 2" (1.44m x 2.48m)

Window to front, built-in wardrobes, with electric radiator, and carpet flooring.

### Family Bathroom

6' 2" x 5' 7" (1.88m x 1.69m)

Frosted window to rear, bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, and wood effect tiled flooring.

### Front Garden

Mainly laid to decorative shingle, with mature shrub to front, driveway leading to the single garage, and pathway leading to the front door.



## Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, space for a garden shed, and raised beds planted with mature shrubs.

## Garage

8' 4" x 17' 5" (2.53m x 5.30m)

Up and over door to front, window to side, mains power and lighting connected, with single door to rear garden.

## Parking

The property benefits from a driveway leading to the single garage, providing off-road parking for multiple vehicles. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

## Agents Note

This property falls under a band B for the local council tax and costs approximately £1,770.32 per annum for 2025/26.



## Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

## Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

## Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation.

Please call 01842 755422 to make an appointment.

## Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

## Lawsons Estate Agents

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