



**Larkspur Close, Red Lodge IP28 8JL**

**Guide Price £244,500**



## Larkspur Close, Red Lodge IP28 8JL

A modern mid-terraced family home located in the popular village of Red Lodge. Set in the older, established part of the community, the property is located close to the village centre, schools and is a 20 minute commute to Cambridge.

Boasting accommodation to include an entrance porch, living room, kitchen/diner, three bedrooms and a family bathroom.

Externally, the property has a well landscaped rear garden, adjacent garage and off-road parking nearby.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

### Accommodation Details:

Fully glazed front entrance door through to the:

### Porch

With double doors opening through to the:

### Sitting Room 15'5" x 15'3" (4.70 x 4.66)

Good sized sitting room with media wall, TV connection point, radiator, laid wooden flooring, staircase rising to the first floor, window to the front aspect and door though to the:

### Kitchen/Diner 15'5" x 8'8" (4.70 x 2.65)

Fitted with a range of matching eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset ceramic sink and drainer with mixer tap over, integrated oven and hob with extractor hood above. Space and plumbing for a fridge/freezer and washing machine. Laid wooden flooring, ladder style radiator, window and French doors to the rear aspect.

### First Floor Landing

With radiator and access through to the bedrooms and bathroom.

### Bedroom 1 13'9" x 8'2" (4.21 x 2.51)

Double bedroom with radiator and window to the rear aspect.

### Bedroom 2 10'2" x 8'2" (3.10 x 2.51)

With radiator and window to the front aspect.

### Bedroom 3 7'11" x 6'9" (2.42 x 2.06)

With radiator and window to the front aspect.

### Bathroom 7'0" x 6'5" (2.14 x 1.97)

Modern three piece suite bathroom comprising a concealed WC, hand basin with vanity cupboard under, panelled bath with wall mounted shower, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

### Outside - Rear

Enclosed rear garden with lawn area, extensive paved patio seating area, raised wooden flower beds, rear pedestrian gate leading to the garage.

### Outside - Front

Enclosed by brick wall, raised flower beds and outdoor lighting.

### Property Information

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 64 SQM

Parking - Off-Road Parking & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

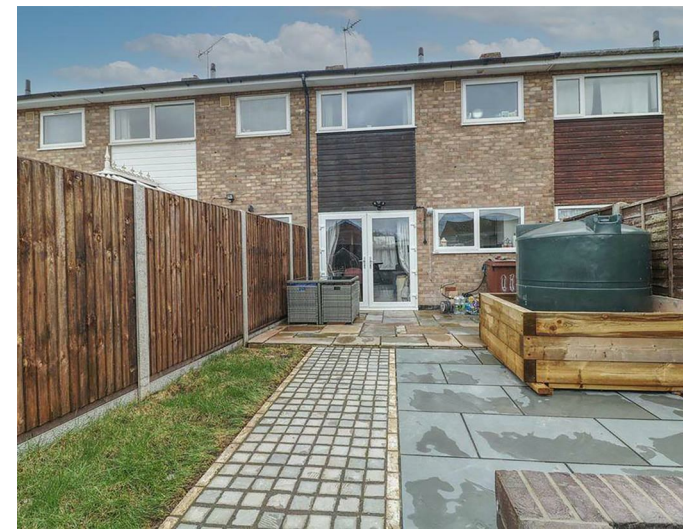
Broadband Connected - TBC

Broadband Type - Superfast available,

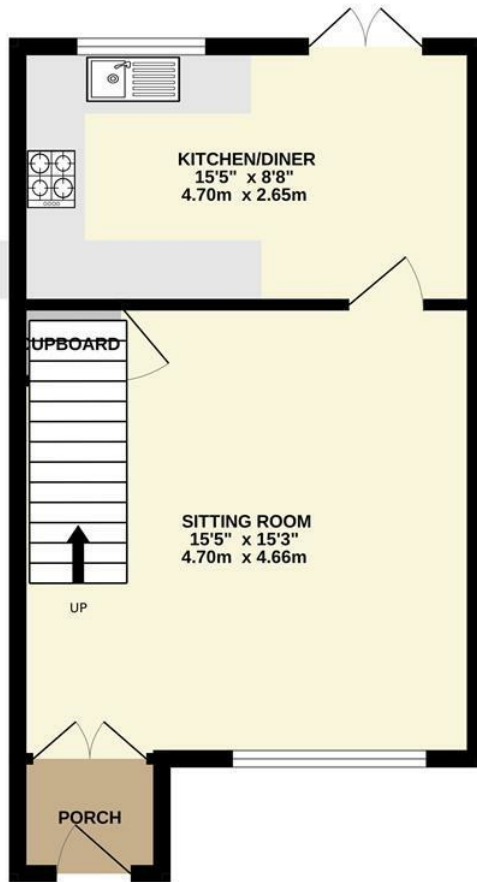
66Mbps download, 16Mbps upload

Mobile Signal/Coverage - Ofcom suggest limited/none

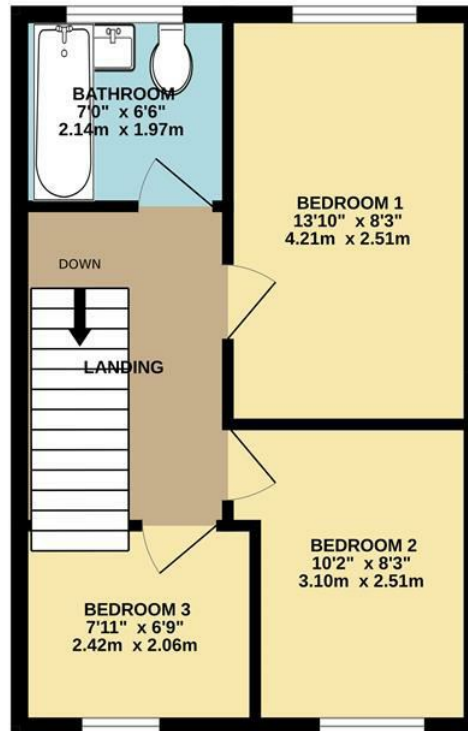
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

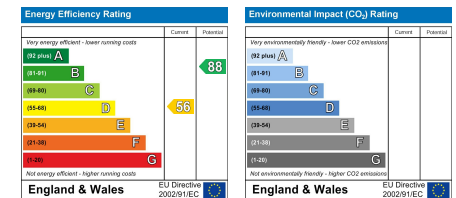
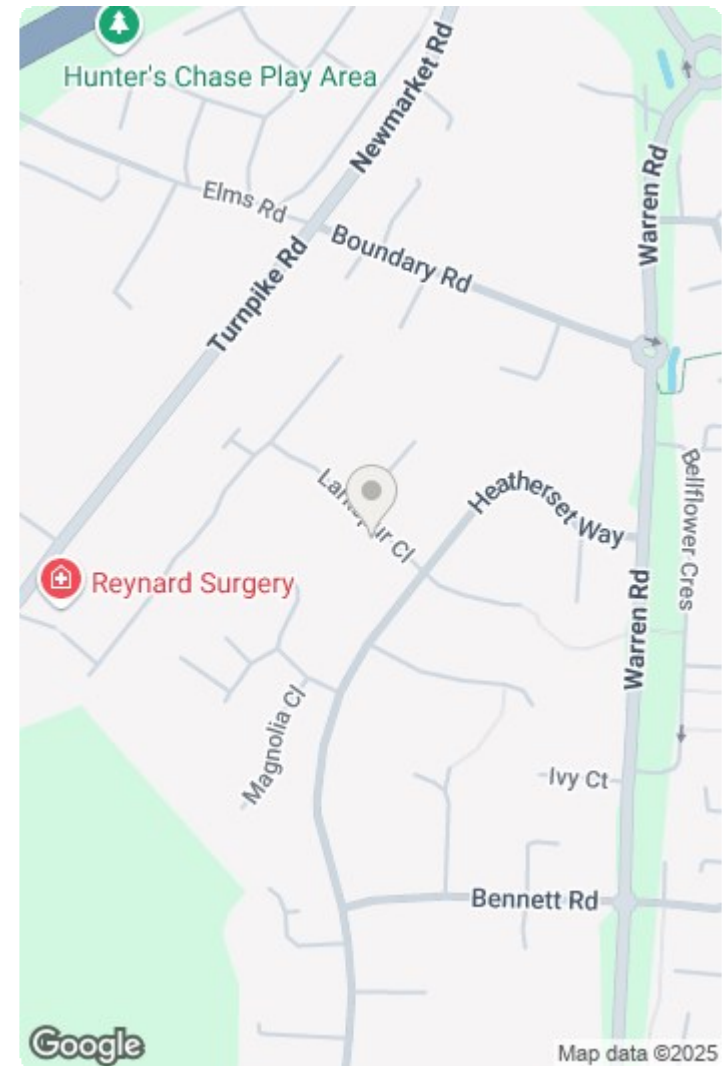


1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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