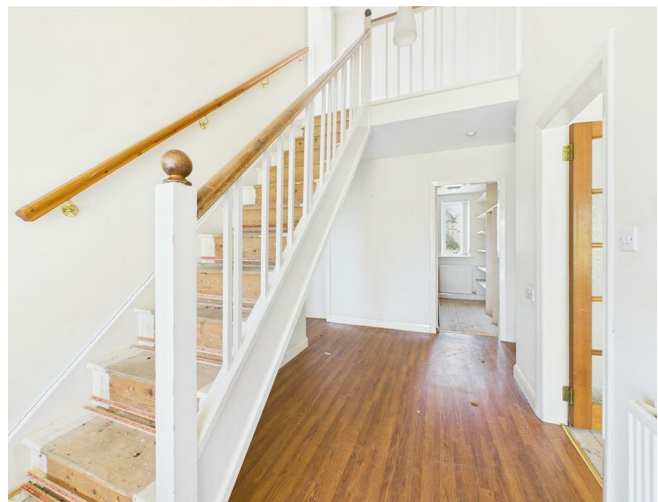


## Carrick Lancaster Road, Caton, Lancaster, LA2 9HX



**£495,000**



A fantastic opportunity to acquire a four-bedroom detached family home, perfectly positioned at the end of a private road in the delightful village of Caton.

Although in need of some modernisation, this substantial property offers exceptionally spacious accommodation, featuring an impressive lounge, a generously sized kitchen/diner, two convenient ground-floor bedrooms, a shower room, cloakroom and a store room. On the first floor, you'll find two further double bedrooms along with an additional shower room.

Outside, the property boasts extensive established gardens, which, with some tendering will provide a beautiful outdoor space, as well as a garage and parking for multiple vehicles. Situated on a generous plot with delightful views from the side overlooking the river, this private residence has immense potential to become an outstanding family home.

The charming village of Caton lies within the picturesque Forest of Bowland, recognised as an Area of Outstanding Natural Beauty and offers idyllic countryside surroundings with excellent transport connections. Lancaster is within easy commuting distance, Junction 34 of the M6 is conveniently nearby, and there's quick access to the mainline railway station, providing straightforward travel further afield. Caton is one of the largest and most popular villages in the scenic Lune Valley, offering residents an excellent variety of local facilities. The village boasts a convenience store, two welcoming pubs, with another just a short walk away in neighbouring Brookhouse which are all within walking distance. Families will

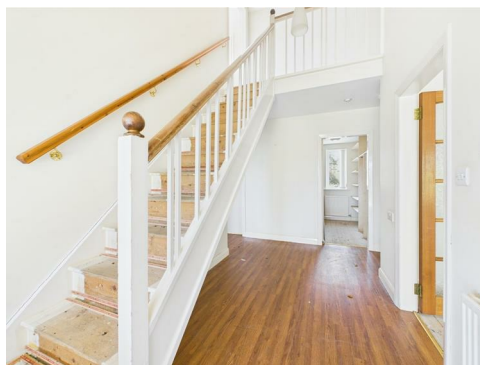
appreciate the village's respected primary school and easy access to Lancaster's highly regarded secondary schools.

## Entrance Porch



Large entrance porch with a tiled floor and door to the hallway.

## Hallway



Stairs to the first floor, two radiators and laminate flooring.

## Lounge



Double-glazed bay windows to the front and double glazed windows to the side, wood floor, radiators, coal effect gas fire.

## Open Plan/Kitchen/Diner



Double-glazed window to the rear, range of matching wall and base units, breakfast bar, stainless steel sink, four ring gas hob and extractor hood, integrated electric oven and grill, dishwasher, radiator, vinyl floor and utility area.

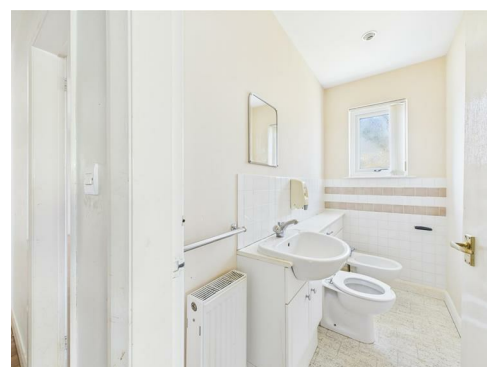
## Utility Area

Double glazed door to the garden and double glazed window to the side stainless steel sink, plumbing for washing machine, vinyl floor, radiator.

## Dining Area

Double-glazed window to the rear and double glazed door to the front garden, vinyl floor, radiator.

## Cloakroom



Double-glazed window to the rear, wash hand basin, vinyl floor, radiator, W.C.

## Shower Room



Double-glazed window to the rear, vanity unit with inset wash hand

basin, walk in thermostatic shower, vinyl floor, radiator, W.C.

## Store Room



Double-glazed window to the rear, built in shelving, consumer unit, wood flooring, radiator.

## Bedroom One



Double-glazed window to the rear, built in wardrobes, wood flooring, radiator.

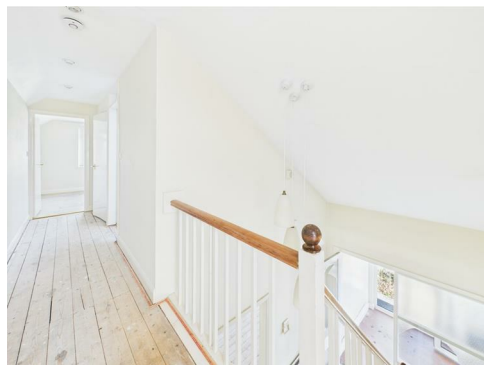
## Bedroom Two



Double-glazed window to the front,

built in wardrobes, laminate floor, radiator, built in shelving.

## First Floor Landing



Store cupboard housing the water cylinder, wood flooring.

## Bedroom Three



Double-glazed window to the side, built in wardrobes, wood flooring, radiator.

## Bedroom Four



Double-glazed window to the side with views over the river, wood flooring, built in wardrobes, radiator.

## Shower Room



Double glazed Velux window, shower cubicle with thermostatic shower, wash hand basin, vinyl floor, radiator, W.C.

## Outside



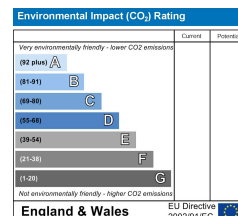
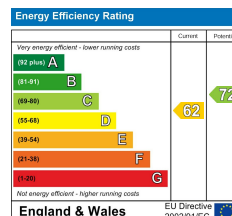
Lawn area to the front with various trees and plants, gates either side of the house to access the rear, parking for multiple vehicles and access to the garage. Established fully enclosed rear garden with an abundance of trees plants and shrubs, former vegetable patch, gazebo, lawn areas, raised flower beds, water tap, feature brick wall and fruit trees.

## Garage

Attached garage with an up and over door, power and light.

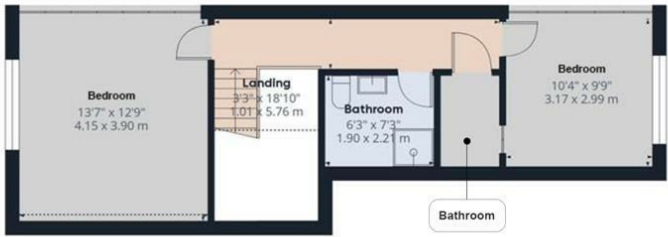
## Useful Information

Tenure Freehold  
Council Tax Band (F) £3,419.32  
No Onward Chain





Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

1736.42 ft<sup>2</sup>  
161.32 m<sup>2</sup>

Reduced headroom

18.18 ft<sup>2</sup>  
1.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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