



## 26 Quernmore Road, Caton, Lancaster, LA2 9QA

Located within the sought after village of Caton and offering immaculate living accommodation across two floors, is this well presented three bedroom semi-detached family home on Quernmore Road. Available with no onward chain, the deceptively spacious property also occupies an impressive plot with ample off road parking to the front and a sizeable garden to the rear, along with boasting other desirable features including a master bedroom with ensuite, an inviting conservatory / garden room and stunning views across the Lune Valley. Internally, the attractive property briefly comprises of a welcoming entrance hall, an inviting lounge complete with feature fire place and bay window, a rear dining room, a relaxing conservatory, a fitted kitchen with utility room, a bay fronted double bedroom and a handy downstairs WC. To the first floor are two excellent sized double bedrooms, with the master offering fitted wardrobes and a stylish ensuite shower room, plus, a family bathroom suite. Externally, a spacious plot offers a substantial driveway at the front, accommodating off-road parking for multiple vehicles and extending along the side of the house. Additionally, there's a charming small mature garden at the front, enhancing the overall curb appeal. At the rear, there's an excellent garden, perfect for children, pets, and outdoor entertaining. Featuring an appealing patio seating area, a central lawn surrounded by well-stocked borders, and a convenient detached outbuilding providing ample space for garden storage or small vehicles like motorcycles and bicycles.

Centrally located within the desirable village of Caton, the property is well supported by local amenities including shops, pubs, a pharmacy and an Ofsted rated Good primary school. Junction 34 of the M6 is only a 5 minute drive away and there is quick access into Lancaster city centre with a choice of excellent schooling, hospital, University and main line rail connections.



## Ground Floor

### Entrance Hall

Welcoming entrance hall with solid wood flooring, radiator and ceiling lights.

### Lounge

Spacious lounge complete with a feature fireplace and gas fire, a bay window to the front aspect, radiators and ceiling lights.

### Dining Room

Inviting dining area with large sliding patio doors leading in to the conservatory, radiator and ceiling lights.

### Conservatory

Relaxing conservatory overlooking the rear garden. A versatile space that makes an ideal sitting room, but would also be suitable as a studio, office or play room. With patio doors leading out to the rear garden, tiled flooring, radiator and wall lights.

### Kitchen

Fitted kitchen with a range of base and wall mounted units plus breakfast table area, a four ring gas hob, a built in double oven and grill, sink and drainer unit. Also with internal patio doors leading into the utility, a window to side aspect, radiator and ceiling lights.

### Utility Room

With a range of fitted base and wall mounted units, plumbing for a washing machine, space for a fridge and freezer, access to the gas central heating combi boiler and a sink and drainer unit. Also with a window to rear aspect, a door leading out to the rear garden and ceiling lights.

### Bedroom Three

Good sized double bedroom with a bay window to front aspect, radiator and ceiling light.

### WC

Handy downstairs toilet with a low flush WC, a wash hand basin, window to side aspect and ceiling lights.

## First Floor

### Bedroom One

Excellent sized master bedroom boasting pleasant views across Caton and the Lune Valley, as well as offering ample storage thanks to fitted wardrobes and access to eaves storage. With a window to rear aspect, radiator and ceiling lights.

### Ensuite

Three piece suite comprising of a corner shower cubicle, a low flush WC and a wash hand basin. Also with a fitted storage unit, a window to rear aspect, tiled flooring, towel radiator and ceiling lights.

### Bedroom Two

Another good sized double bedroom with a window to front aspect, radiator and ceiling lights.

### Bathroom

Three piece suite comprising of a panel bath, a low flush WC and a wash hand basin. Tiled walls, towel radiator, Velux window and ceiling lights.

### External

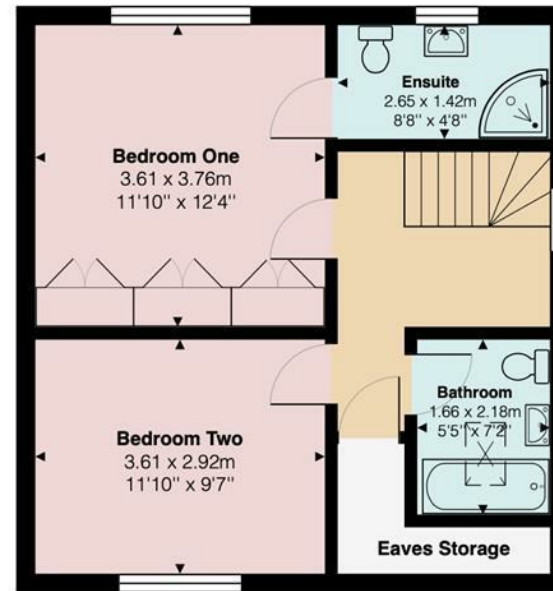
The property occupies an impressive plot with a sizeable driveway to the front that provides off road parking for several vehicles and extends down the side of the house. Also to the front is a small mature garden providing pleasant kerb appeal. To the rear is a superb garden, ideal for children, pets and outside entertaining. With an inviting patio seating area, a central lawn with mature stocked borders and a handy detached outbuilding that offers ample room for garden storage or small vehicles such as motorbikes and bicycles.

### Council Tax

Band C







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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