



52 Quernmore Road, Caton, Lancaster, LA2 9NE

Situated in the popular village of Caton with stunning rural views to the front, is this immaculately presented three bedroom detached property on Quernmore Road. An ideal family home, the modern designed property boasts a superb open plan fitted kitchen with top of the range appliances as well as contemporary finishes throughout, the property also benefits from having super fast B4RN broadband. Internally, the attractive property briefly comprises of a welcoming entrance hall, a handy downstairs WC, spacious lounge area with area to the rear currently used as a music room, a dining room, a fantastic modern fitted kitchen with integral appliances plus under floor heating throughout and double doors that open out to the rear garden, a utility room which gives access to the internal garage. To the first floor you have a contemporary three piece shower room suite, three double bedrooms with the front two boasting spectacular rural views. Externally, to the front of the property is a large gravelled driveway with space for several vehicles, mature shrubbery borders and has access into the integral garage. To the rear you have a good sized garden mostly laid to lawn with gravel areas also which provide a great space for outside entertaining. Centrally located within the desirable village of Caton, the property is well supported by local amenities including shops, pubs, a pharmacy and a highly regarded 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

4'9" by 7'10" (1.47 by 2.39)

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

WC

4'10" by 2'11" (1.48 by 0.9)

Handy downstairs toilet with low flush WC, vanity unit with wash hand basin above, window to side aspect, towel radiator and spot lights.

Lounge/Play Area

10'5" by 22'7" (3.2 by 6.9)

Spacious room with feature log burning stove, windows to front and side aspects, radiators, electricity points and ceiling lights.

Dining Room

10'7" by 14'6" (3.23 by 4.42)

A continuation of the wood flooring from the hallway, window to front aspect, radiator, electricity points and ceiling light.

Kitchen Breakfast Room

8'10" by 29'1" (maximum measurements) (2.71 by 8.89 (maximum measurements))

Modern fitted kitchen with a range of base and wall mounted units plus island, five ring gas hob with oven beneath, integral dishwasher, integral fridge freezer, sink and drainer unit. The room also has wooden bar, windows and double doors to the rear, storage cupboard, tiled flooring with under floor heating, electricity points and spot lights.

Utility

6'10" by 9'1" (2.1 by 2.77)

With plumbing for washing machine, space for dryer, tiled floors, door leading into integral garage, door leading to rear garden, radiator, electricity points and spot lights.

Integral Garage

10'2" by 20'0" (3.12 by 6.11)

With work unit, power, lighting and double garage door to the front.

First Floor

Landing

7'1" by 6'9" (2.16 by 2.08)

Access to loft hatch and ceiling light.

Bedroom One

10'9" by 14'6" (3.28 by 4.42)

Double bedroom with fitted wardrobes, window to rear aspect, window to front aspect with spectacular views, radiators, electricity points and spot lights.

Bedroom Two

8'7" by 14'8" (2.62 by 4.49)

Double bedroom with window to rear aspect, radiator, electricity points and spot lights.

Bedroom Three

7'9" by 10'8" (2.38 by 3.26)

Double bedroom with window to front aspect with spectacular views, storage cupboard, electricity points and ceiling light.

Shower Room

6'4" by 7'7" (1.94 by 2.32)

Contemporary three piece suite with large shower unit, low flush WC and wash hand basin. The room also has tiled walls, Amtico flooring, extractor fan, towel radiator and spot lights.

External

To the front of the property is a large gravelled driveway with space for several vehicles, mature shrubbery borders and has access into the integral garage. To the rear you have a good sized garden mostly laid to lawn with gravel areas also which provide a great space for outside entertaining.

Council Tax

Band D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Possible
92-100 A Most energy efficient - lower running costs			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G Not energy efficient - higher running costs			
	71	82	
England & Wales <small>EU Directive 2002/91/EC</small>			
102-130 A Most environmentally friendly - lower CO ₂ emissions			
81-101 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G Not environmentally friendly - higher CO ₂ emissions			
England & Wales <small>EU Directive 2002/91/EC</small>			

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