





Inside the home

A traditional 1930s family home in an always popular village. The welcoming entrance hallway takes you into an open plan lounge/dining room with a sleek and stylish wraparound kitchen completing the downstairs. The lounge has a feature fireplace offering character and charm and is complemented perfectly by the bay window. A real period treat. On the first floor are three well presented and proportional bedrooms and a contemporary family bathroom in white. The suite which has been tastefully tiled and decorated comprises a built in WC, a vanity wash hand basin and a space save bath with an overhead shower.

Let's take a closer look at the kitchen

This modern kitchen really offers some wow factor. The flowing natural light in the house from front to back really sets it off and the kitchen which sits within a recently rebuilt extension is a real highlight of this home. With it's well designed range of wall and base units with composite work top surfaces and a wealth of built in appliances it is an area the new owner isn't going to have to worry about for a very long time!

Let's step outside

The property hosts a lawned garden to the front which offers a relatively open aspect towards Brookhouse. The small green at the front means you aren't peering straight into other houses. To the side is a driveway with parking and a garage. The rear boasts a private enclosed garden for enjoying those summer evenings. The present owner has diligently used it for her own pleasure and it's now waiting for someone else to come and tend to it over the summer months.

The location

Caton is sometimes known as the jewel in the Lune Valley crown. Surrounded by like minded villages such as Brookhouse and Halton, with amenities such as a friendly co-op, two popular pubs, a village sports field and of course the cycle track which offers an idyllic riverside walk into Lancaster (approximately five miles) via the quite stunning Crook O' Lune. Lancaster is around a ten minute drive away via the Quernmore Road providing stunning scenery on the drive in to work and the Bay Gateway/Junction 34 of the M6 can be reached with the minimum of fuss via Lancaster Road.

Services

The property has gas central heating serviced by a wealth of fitted radiators. The windows are double glazed and water and drainage are both mains provided.

Tenure

The property is freehold. Title number LA733550

Council Tax

This home is Band C under Lancaster City Council.

Viewings

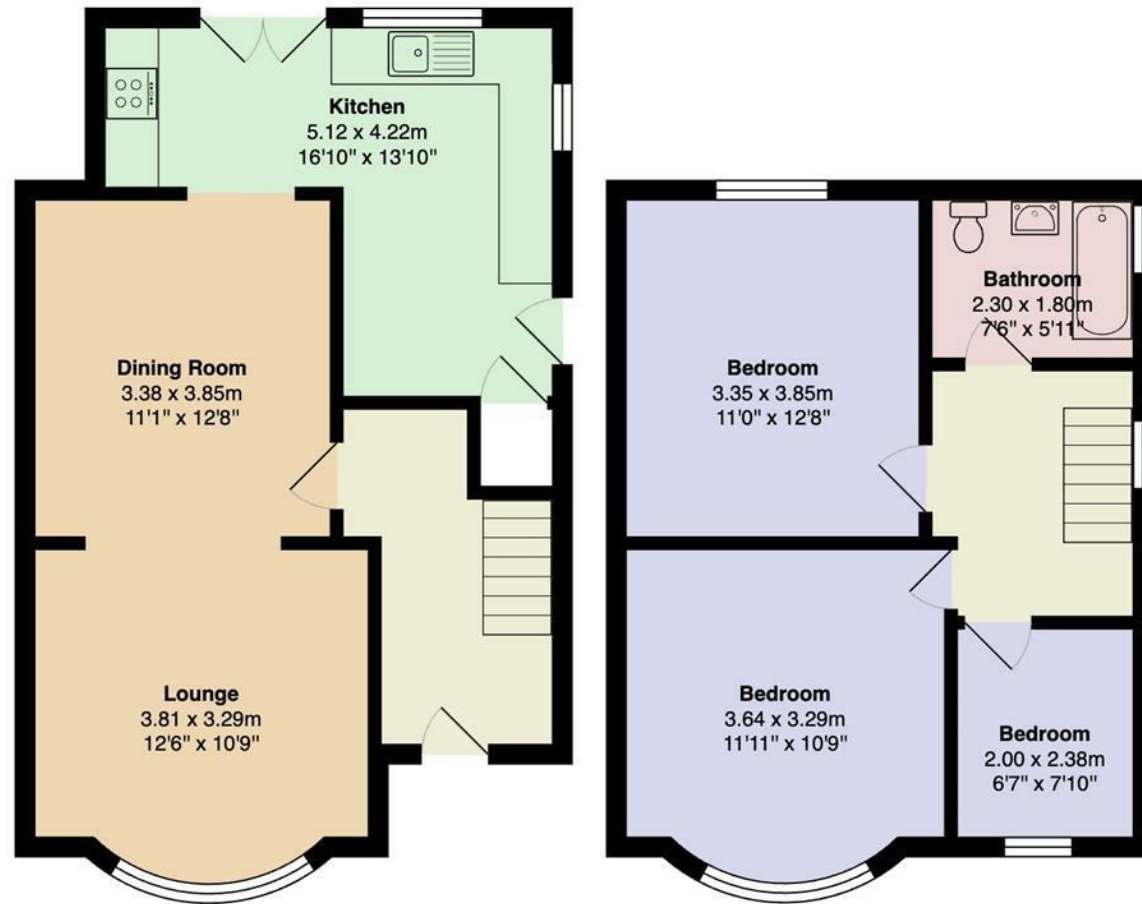
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

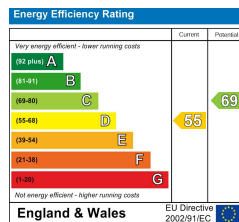






Total Area: 95.4 m² ... 1027 ft²

All measurements are approximate and for display purposes only



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