







### **The location..**

Caton is a hidden gem, often regarded as the crown jewel of the Lune Valley due to it's ease of access to junction 34 of the M6, it's close proximity to Lancaster via the scenic delight of Quernmore Road, the cycle track running alongside the imperious River Lune and it's popular amenities including a convenience store, two pubs, a doctors surgery and a pharmacy. For those looking to enjoy countryside walks, Caton itself has plenty including to the charming Bull Beck. Further afield the Trough of Bowland is nearby and the incredible Lune Valley is delightful. The market town of Kirkby Lonsdale is also an option if you'd like to consider somewhere other than Lancaster itself for your trip out.

### **The accommodation**

Fluid, versatile and well presented is the best way to describe this super home. A welcoming entrance hallway provides access to a ground floor reception room/bedroom, a spacious yet cosy lounge, a family bathroom, a double bedroom and a stylish fitted kitchen with access to a handy utility/lean to meaning the dog can have a rub down before coming back in!. Upstairs there is a useful landing (currently used as a his and hers home office), two further bedrooms and a shower room. It can be set up in a variety of ways.

### **What's outside?..**

The property has low maintenance gardens to front and rear (the rear being artificial lawn) with decorative shrubs. There is a driveway providing off street parking and a garage which can be used for a small car or storage. Finally, a charming gazebo strides the rear of the property providing somewhere to sit outside and enjoy the charms of the garden in all weather conditions.

### **What's the situation?**

The property has been owned and maintained by the present owner for around fourteen years. It is now available for purchase with no onward chain.

### **Additional information**

The property has gas central heating and double glazing.

### **Services**

The property is serviced with gas, electricity and mains water and drainage.

### **Tenure**

The property is freehold with a title number of LA763103.

### **Council Tax**

The property is Band C via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

Available online or by contact our sales office.

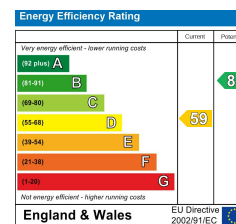
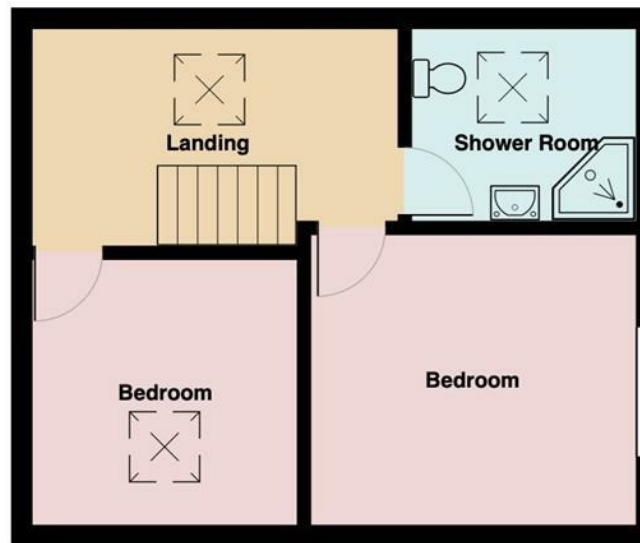












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