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ESTATE AGENTS

Croftlands Caton Green Road,
Caton Green, Lancaster, LA2 9JG

Croftlands, Caton Green Road, Caton Green, Lancaster

The property at a glance **3** **1** **1**

- Extensive Views down the Lune Valley
- Set on Half an Acre Plot
- Detached Bungalow
- Parking for Five Plus Vehicles
- Private Surroundings
- Tenure: Freehold
- Property Band: E
- EPC:
- Sought After Location

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£450,000

Get to know the property



This property is subject to an Agricultural Occupancy clause, potential buyers must meet the qualifying requirements. Please call the office for more information

Nestled in the picturesque area of Caton Green, Lancaster, this charming detached bungalow offers a delightful blend of comfort and tranquillity. Set on a large plot, the property boasts stunning views and beautiful surroundings, making it an ideal retreat for those seeking a peaceful lifestyle.

Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertaining. The bungalow features three well-proportioned bedrooms, ensuring ample space for family or guests. The layout is thoughtfully designed, with a wet room conveniently located to serve the needs of the household.

One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in such a serene setting. The expansive outdoor area offers plenty of potential for gardening, outdoor activities, or simply enjoying the natural beauty that envelops the home.

This delightful bungalow is perfect for families, retirees, or anyone looking to enjoy the benefits of single-storey living in a tranquil environment. With its combination of spacious interiors, beautiful views, and a peaceful location, this property is a must-see for those looking to make Caton Green their home.

****This property comes with Agricultural Ties****

Agricultural Occupancy Clause - Qualifying Requirements you would need to pass:

- Background in any category surmised by the term agriculture.
- Core Occupancy Test
- Locality Requirement
- Employment Criteria
- Dependants and Widowed Occupiers

Further details will be sent upon enquiry.





Entrance Hall

UPVC door into entrance hall, storage heater, two large built in storage cupboards, doors to living room, wet room, bedrooms one, two and three.

Living Room

Three UPVC windows, storage heater, two wall lights, coal fireplace with stone surround, tiled hearth and mantel, back boiler.

Kitchen

UPVC window, storage heater, base units with laminate worktops, sink with traditional taps and draining board, tiled splashback, smoke alarm, laminate flooring and UPVC door to rear.

Bedroom One

Two UPVC window, storage heater and built in wardrobes.

Bedroom Two

Two UPVC windows and storage heater.

Bedroom Three

UPVC window, storage heater and built in wardrobe.

Wet Room

UPVC window, dual flush WC, vanity wash basin with traditional taps, electric shower, wall mounted shower seat, partially panelled wall and laminate flooring.

External

Front

Laid to lawn, bedded area, mature shrubs and parking for 5 plus vehicles

Rear

Paved area and laid to lawn.



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Road, Caton Green,
Lancaster, LA2 9JG



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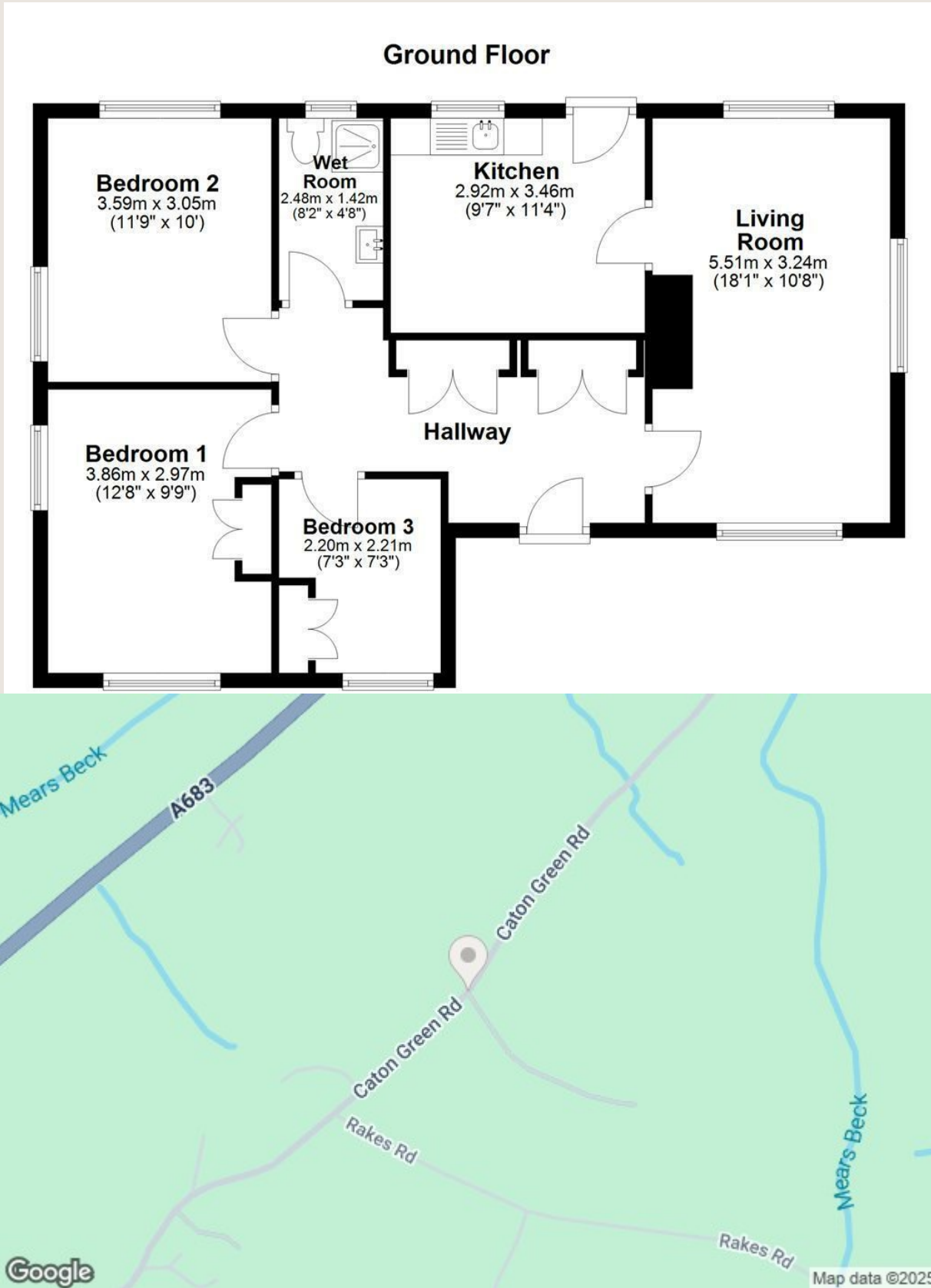
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Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(10-15) A	
(16-20) B	
(21-25) C	
(26-30) D	
(31-35) E	
(36-40) F	
(41-45) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	