





Inside The Home

A welcoming Entrance Porch leads in to this true bungalow. Opening in to a generous Living Room, this spacious room is centered around an electric fireplace, with a UPVC double glazed window allowing ample natural light into the property. Opening in to a shaker style Kitchen, this beautiful room is fitted with a range of wall and base units, with complementary worktops over and fitted appliances which include a four ring hob with an extractor above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer.

Proceeding to an inner Hallway, a handy built in cupboard can be found, with two generous bedrooms, a spacious Shower Room, with a large walk in shower. Completing this home, to the rear of the property, a wonderfully light Conservatory can be found , providing an excellent second sitting room.

This generous home is perfectly placed in the centre of a thriving village. Offered to the market with No chain, there is much to love with this fantastic blank canvas.

Let's Take A Closer Look At The Area

Caton Village offers a plethora of amenities including a village convenience store, a doctors surgery and chemist, two popular pubs, and the breath-taking Crook O' Lune. With a highly regarded primary school and excellent access to a range of high schools, this wonderful property is well connected, with access to junction 36 of the M6 motorway and the Bay Gateway, as well near by train stations of Lancaster and Wennington. Local bus routes provide access to the far and wide.

Let's Step Outside

To the front of the property, a paved driveway can be found, providing off road parking. A low maintenance garden can also be found with raised planted borders, and a hedge providing this home with privacy. To the rear, the low maintenance theme continues, with a paved garden with secure wooden fencing. This private area provides the perfect backdrop for enjoying alfresco dining with loved ones, or simply a quiet morning coffee on a warm summers day. Please note: the garden shed is not included within the sale.

Opposite the front of the home on the other side of the road, the property also includes the verge, which is covered in slate chippings. This could be used for a multitude purposes such as an additional planted area or ideal further parking.

Services

The property is fitted with a modern gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA746792.

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.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		85
81-91	B		
69-80	C		
55-68	D	65	
49-54	E		
41-48	F		
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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