

Caton

£210,000

9 Kingfisher Court, Caton, Lancaster, LA2 9PU

An ideal choice for first-time buyers or those looking to take their next step on the property ladder, 9 Kingfisher Court is a charming two-bedroom end-terraced home, tucked away in the sought-after village of Caton. Offering well-presented accommodation, a conservatory, a private rear garden and off-road parking for two vehicles, this home combines comfortable living with a fantastic village location.

Quick Overview

- End Terraced House
- Two Double Bedrooms
- Generous Living Areas
- Ideal for First-time Buyers
- Conservatory to The Rear
- Sought After Village Location
- Close to Local Amenities
- Excellent Transport Links
- Off Road Parking
- Ultrafast Broadband Available*

Property Reference: C2733

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Living Room



Kitchen/Diner



Kitchen/Diner



Conservatory

Nestled in the picturesque Lune Valley, Caton is a popular Lancashire village just outside Lancaster, offering an appealing blend of countryside surroundings and everyday convenience. A selection of local shops, cafés and traditional pubs can be found nearby, alongside a range of community facilities. For those who enjoy the outdoors, the surrounding area is perfect for walking and cycling, with the beautiful Crook O'Lune providing a wonderful spot to enjoy a picnic or take in the stunning scenery.

Upon entering, you are welcomed into the entrance hall, which leads through to the living room on the right. A cosy and inviting space, it provides the perfect setting to unwind or spend time with family and friends. A front-facing window allows plenty of natural light to fill the room, while a useful understairs cupboard provides additional storage. French doors connect the living room to the dining kitchen, creating a natural flow between the two spaces.

The dining kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and ample worktop space. Appliances include an integrated dishwasher, extractor hood and 1.5-bowl stainless steel sink with drainer, alongside a freestanding cooker. There is also plumbing for a washer/dryer, as well as space for a fridge/freezer and dining table, making this a practical and sociable area for everyday living.

Sliding patio doors open into the conservatory, a lovely additional reception space overlooking the garden. Whether used as a peaceful reading nook, a further sitting room or somewhere to enjoy a morning coffee, it offers a versatile space to make the most of the changing seasons. French doors provide direct access to the rear garden.

Heading upstairs, the first floor comprises two double bedrooms and the family bathroom. The principal bedroom is a generous-sized double, enjoying a front-facing aspect and benefiting from an airing cupboard and a further storage cupboard, ideal for use as a built-in wardrobe.

Bedroom two is another comfortable double, with a pleasant rear-facing outlook. Completing the accommodation, the family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and vanity wash basin. Partially tiled walls, an LED mirror and a heated ladder towel radiator provide the finishing touches.

Outside, the property enjoys a private, flagged rear garden, complete with raised planters and space for outdoor furniture, making it an ideal spot for relaxing or dining al fresco. There is also convenient side access to the front of the house, while off-road parking for two vehicles adds further practicality.

Accommodation (With approximate dimensions)

Living Room 11' 7" x 13' (3.53m x 3.96m)

Dining Kitchen 14' 7" x 9' 5" (4.44m x 2.87m)

Conservatory 8' 4" x 8' 6" (2.54m x 2.59m)

First Floor

Bedroom One 11' 5" x 10' 10" (3.48m x 3.3m)

Bedroom Two 8' 2" x 11' 9" (2.49m x 3.58m)

Bathroom 6' 6" x 6' 5" (1.98m x 1.96m)

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease (less 10 days) dated the 12th May 1873. A copy of the lease is available for inspection at the office.

The current owner has advised that the property is on a Peppercorn Lease and therefore no charges are payable - please speak to the office for further information.

Council Tax Band B - Lancaster City Council.

Services Mains gas, water and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed up Market Street and straight on at the traffic lights onto Kellet Lane. Proceed on Kellet Lane passing over the motorway bridge and then taking a left turn onto B6601 then left at the roundabout onto the slip road for the M6 Southbound. Proceed on the M6 leaving at Junction 34 for Lancaster. When you reach the traffic lights, turn Right following signs for Caton and proceed along A683 for 2 Miles. Turn right onto Quernmore Road then take the fifth left onto Broadacre. Kingfisher court is the first left and number nine is to the left.

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Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



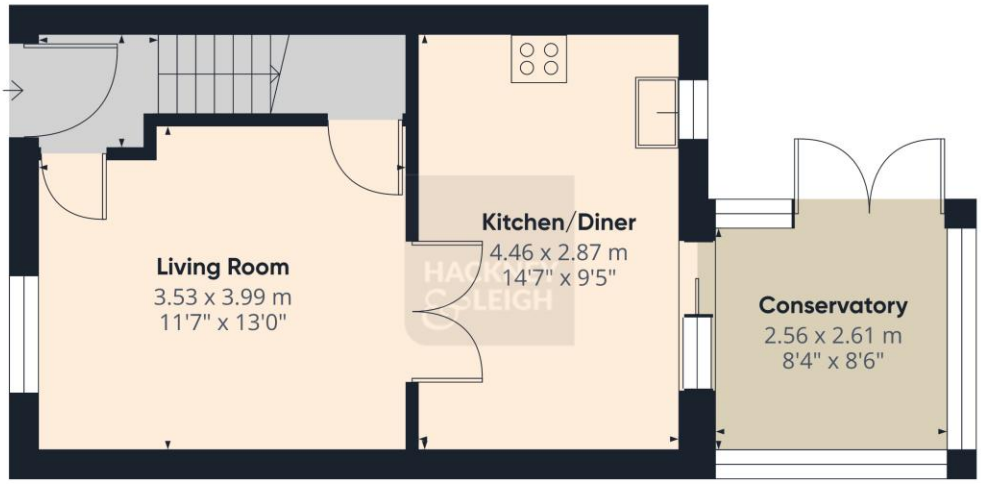
Bedroom Two



Bathroom



Garden



Floor 0



Floor 1

Approximate total area(1)

65.5 m²

704 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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