



7 Broadacre View, Caton, Lancaster, LA2 9NN

Price £375,000

## 7 Broadacre View, Caton, Lancaster, LA2 9NN

Located in the heart of the Lune Valley, this beautifully presented town house offers almost 1500 square feet of contemporary living accommodation. Located in a quiet and discreet position in a family friendly village, this welcoming home offers four generous sized bedrooms, two spacious reception rooms and two bathrooms. With off road parking for two cars, an integral garage with electric car charging point and a large yet secure rear garden, perfect for allowing little ones to run and play.

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. The property is extremely 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, and local bus routes providing access to the far and wide.



## Layout (With Approx. Dimensions)

### Ground Floor

#### Entrance Hall

Entered via a composite double glazed door with a matching double glazed frosted side window. This bright and welcoming space has stairs leading to the first floor and a radiator.

#### Study/Bedroom

**8'9" x 7'6" (2.69 x 2.31)**

With a UPVC glazed window and radiator, this provides purchasers with an excellent work from home space.

#### Open Plan Living Diner

**23'10" x 12'6" (7.28 x 3.83)**

A generous living space, fitted with a feature gas fireplace set in a decorative surround with a wooden mantle. With UPVC double glazed French doors leading to the rear garden, a UPVC double glazed side window, coving to the ceiling, laminate flooring and a radiator.

#### Breakfast Kitchen

**13'10" x 12'10" (4.22 x 3.92)**

Fitted with a range of Siematic wall and base units, with a complimentary worktop over, a large breakfast bar area and a one and a half stainless steel sink with mixer tap and drainer. Integrated appliances include a five ring gas hob with an extractor above, a double high rise oven, as well as integrated fridge freezer and a dishwasher. With a UPVC double glazed window, a UPVC double glazed rear door, downlighters, an extractor fan and a radiator. An internal wooden door provides access to:

#### Utility Room

**7'0" x 5'2" (2.15 x 1.58)**

Fitted with a range of base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. With plumbing for a washing machine and space for a tumble dryer. Fitted with an extractor fan and a radiator, an internal door provides access to:

#### WC

Fitted with two piece suite comprising a WC and a wash hand basin, with a tiled surround. With an extractor fan and a radiator.

### First Floor Landing

Stairs lead from the entrance hall to a bright and spacious first floor landing. With a UPVC double glazed window providing the area with ample natural light. With access to a loft space, a built-in storage cupboard and a radiator.

#### Bedroom One

**13'10" x 12'11" (4.23 x 3.95)**

A generous master room, fitted with a UPVC double glazed window, a radiator and an internal wooden door leading to an ensuite.

#### Ensuite Shower Room

Fitted with a three-piece suite comprising a WC, a wash hand basin and a large shower cubicle, with tiled surround. With an extractor fan, a shaver point and a large heated towel rail.

#### Bedroom Two

**13'10" x 12'10" (4.23 x 3.93)**

A large and spacious room, fitted with a UPVC double glazed window overlooking the rear garden and a radiator.

#### Bedroom Three

**11'0" x 9'5" (3.36 x 2.89)**

The third double bedroom is fitted with a UPVC double glazed window and a radiator.

#### Bedroom Four

**9'0" x 7'9" (2.75 x 2.37)**

Although this room is the smallest bedroom of the four, there is ample space. With a UPVC double glazed window and a radiator.

#### Family Bathroom

Fitted with a three-piece suite comprising a WC, a wash hand basin and a dual ended Bath, with shower over and a tile surround. With an extractor fan, a large heated towel rail, as well a handy shaver point.

#### Outside

To the front of the property, there is a laid to lawn garden with planted boards and a block paved driveway, providing off-road parking for two cars. This leads to an integral garage where additional parking can be found. To the rear, a larger laid to lawn garden can be found, with a large paved patio perfect for

a hot tub, or a sizeable table for alfresco dining. With secure wooden fencing, this provides the perfect space for allowing little ones to explore and play.

#### Integrated Garage

**15'8" x 9'3" (4.80 x 2.84)**

Fitted with an up and over electric door, light, power and an electric car charging point. There is ample space to park a sizeable family car, as well as providing ample storage space for outdoor items.

#### Services

Mains electric, mains gas, mains water and mains drainage.

The property is fitted with 16 PV panels located on the front roof elevation. They are not owned property however, they are in place as part of a Third Party Ownership agreement, under the FIT scheme. For more information, please contact our office.

#### Council Tax

Band E - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

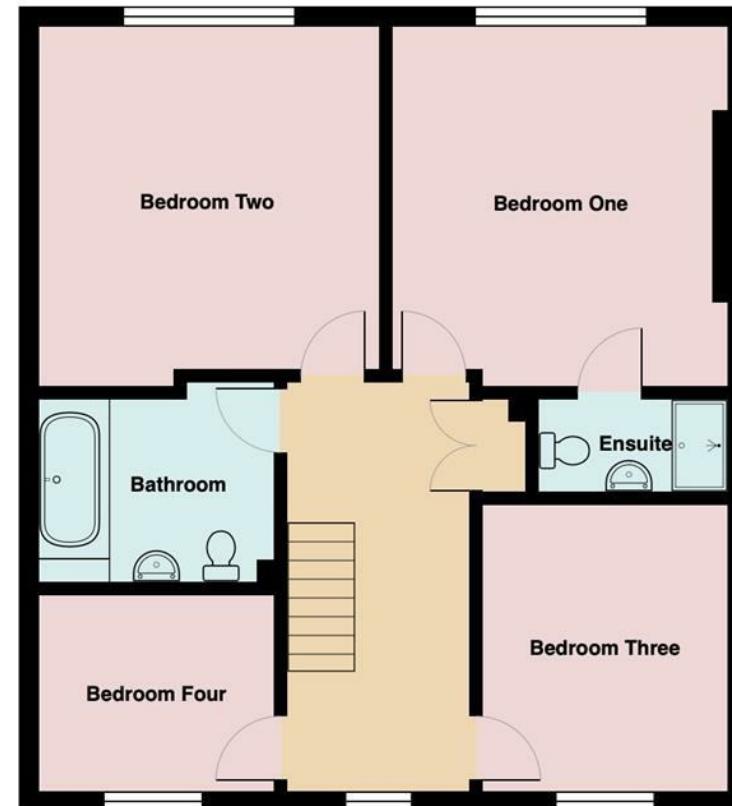
Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	92
(81-91)	B	88
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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