





## Inside The Home

This charming three-bedroom detached dormer bungalow offers spacious and versatile accommodation, ideal for a range of buyers including families and those looking to downsize, all set within a peaceful and private setting. Entry is via a UPVC double glazed front door into a welcoming hallway, complete with a useful storage cupboard for coats and shoes. To the right, the lounge provides a generous and comfortable living space, finished to a high standard with a feature empty fireplace and large double glazed windows allowing plenty of natural light to fill the room. The kitchen and family bathroom remain in their original condition; however, both are fully functional and present an excellent opportunity for new owners to personalise and add value to the home. The ground floor offers two well-proportioned double bedrooms, while the first floor hosts a third spacious double bedroom, benefitting from fitted wardrobes and a large window overlooking the rear, showcasing stunning open views. The kitchen also enjoys these beautiful outlooks, adding to the home's appeal.

Additionally, the first floor provides extensive storage within the eaves. Further versatility is found in the two basement rooms; one fitted with a toilet and sink, offering potential as a workshop, hobby room or additional storage, while the second is currently used for bikes and garden equipment.

Overall, this property presents a fantastic opportunity to acquire a detached home in a rural and private setting, with breathtaking views and excellent potential to make it your own.

## Let's Take A Closer Look At The Area

The village of Brookhouse sits in the breath-taking Lune Valley, on the northern edge of the Forest of Bowland, Area of Outstanding Natural Beauty. Renowned for its countryside walks including the Crook O'Lune and the River Lune sitting at its heart, beautiful views can be admired. With a vibrant community surrounding this home, Brookhouse and Caton have a plethora of local shops, eateries and pubs, as well as highly regarded primary and secondary schools making this a perfect family area. With access to the M6 motorway via junction 34, and the excellent Bay Gateway, this property is

perfectly placed for commuters, with access to Lancaster train station forming part of the West Coast Mainline.

## Let's Step Outside

To the front of the property is a well-maintained garden, enclosed by a low brick wall and mainly laid to lawn with planted borders, creating an attractive approach. There is off-road parking available for at least two vehicles, along with an attached garage positioned to the left-hand side and side access to the right provides convenient entry through to the rear garden. The rear garden is predominantly laid to lawn and enjoys a high degree of privacy, not being overlooked. Enclosed by fencing and established bushes, it offers a peaceful and quiet outdoor space. The current vendors have enhanced the garden with a charming stone rockery edging to the upper section, adding character and visual appeal.

## Services

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

## Tenture

The property is Freehold. Title number: LAN256605

## Council Tax Band

This home is Band D under Lancaster City Council.

## Viewings

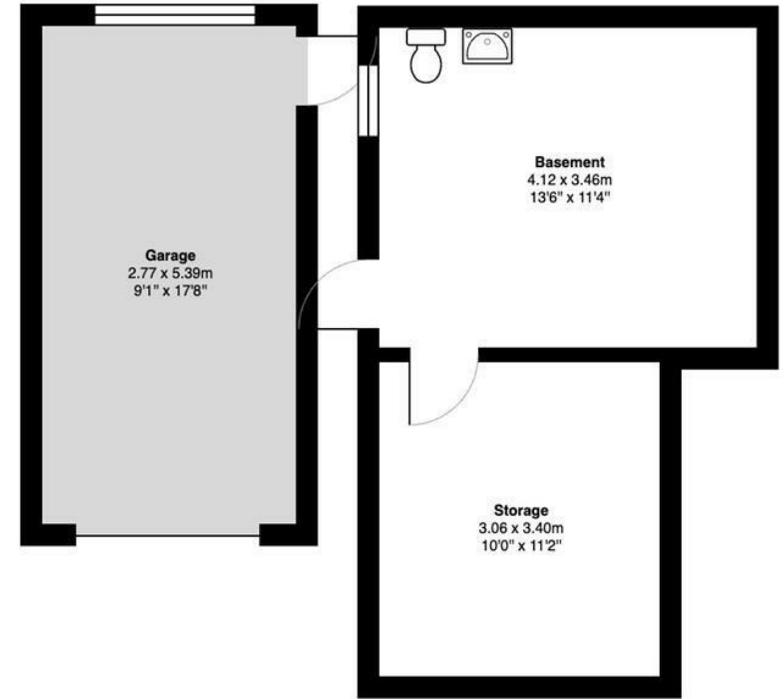
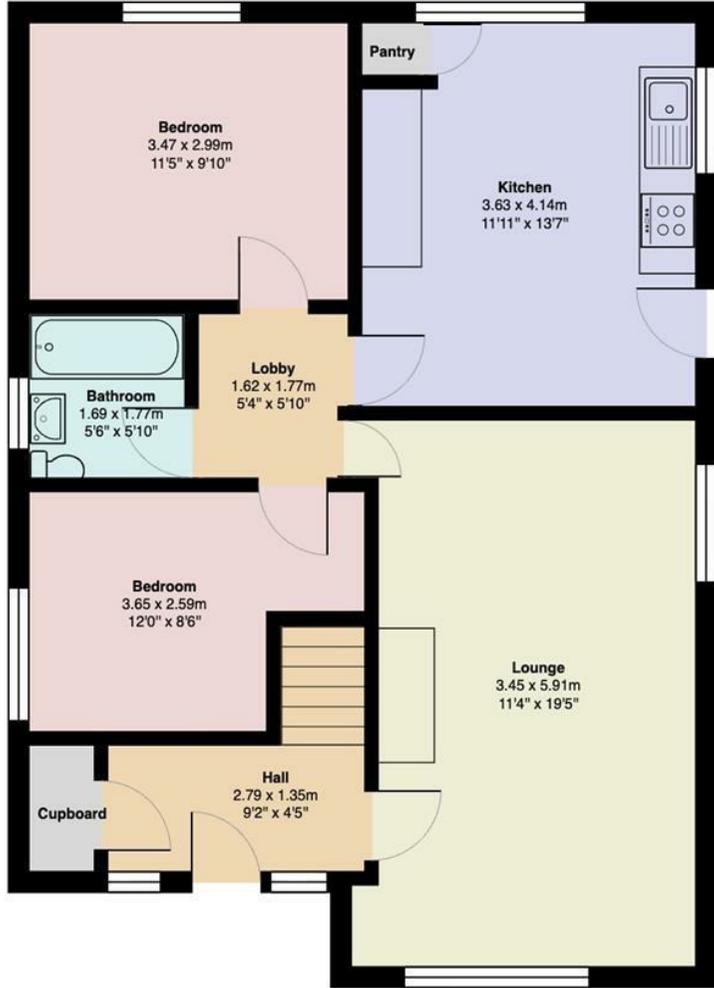
Strictly by appointment via Houseclub Estate Agency.

## 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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		33	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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