







## Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall, with stairs leading to the first floor, and a handy ground floor WC. Leading into a spacious Living Room, this cosy room provides the perfect backdrop for socialising with family and friends, whilst providing a large understair storage cupboard. The spacious Kitchen provides a heart for this home, fitted with a range of wall and base units, perfect for preparing meals or baking. With integrated appliances including a four ring gas hob with an extractor and an oven below, with plumbing for washing machine, space for a fridge freezer and ample space for a sizeable dining table. This leads into a generous Conservatory, overlooking a private and discreet rear garden, with french doors providing access.

To the first floor, three generous bedrooms can be found as well as a generous three piece bathroom and a handy built in storage cupboard. With ample UPVC double glazed windows, this light and bright home continues to a second floor, where are large master Bedroom can be found, with an impressive ensuite shower room, built in wardrobe and access to a loft space.

This beautifully spacious, yet cosy blank canvas will cater to many. With its ideal location and versatile living options, there is something for everyone.

## 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 laid to lawn garden can be found, with planted borders and a path leading to the front of the property. To the rear, a generous south faced enclosed garden can be found. Laid to lawn with beautifully planted

borders, this provides the perfect backdrop for alfresco dining and allowing little ones ample space to run and play. surrounded by secure wooden fencing, this provides an element of privacy, whilst a secure wooden gate provides access to a detached garage as well as off road parking on a private driveway.

## Services

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

## Tenure

The property is Freehold.

## Council Tax

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.

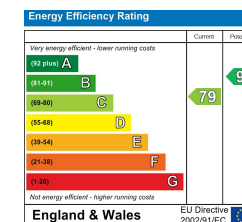
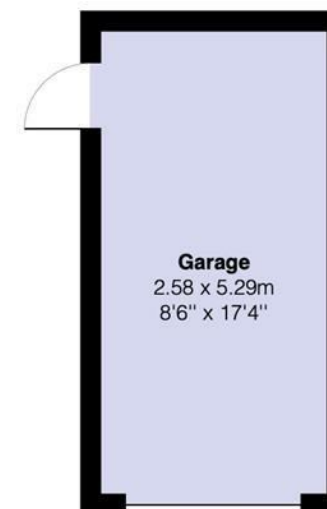
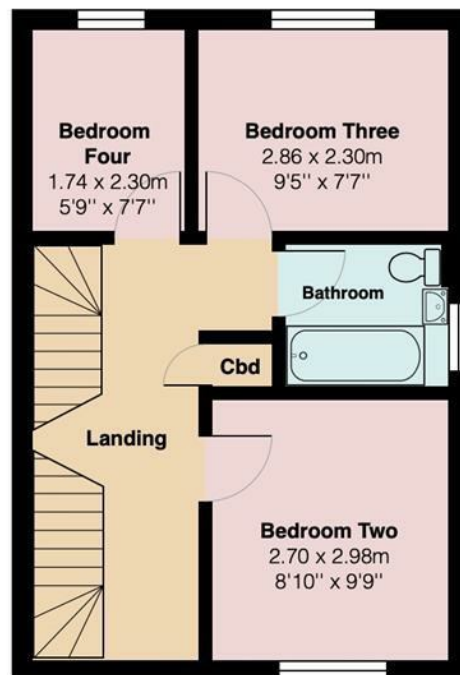
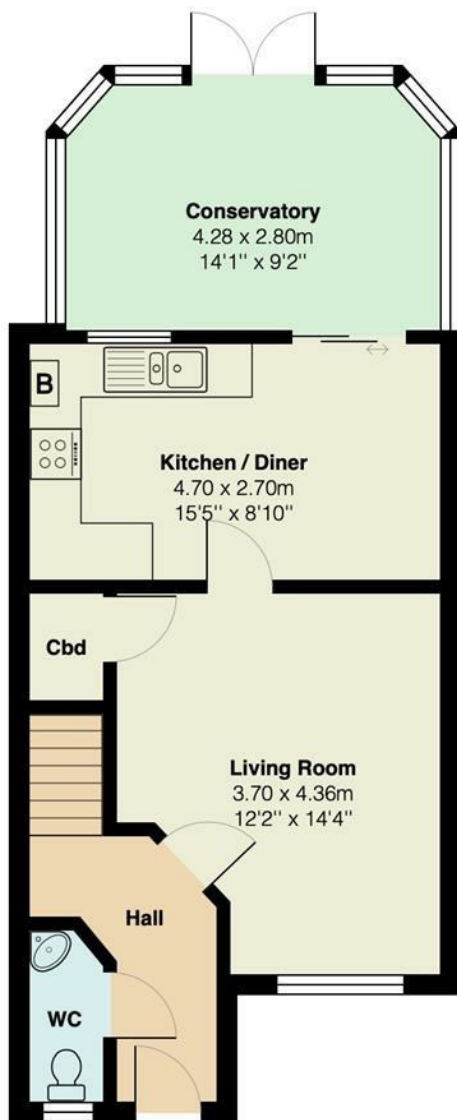














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