



7 The Croft, Caton, Lancaster, LA2 9QG

A well-presented two bedroom semi-detached bungalow on a desirable, quiet street in the centre of Caton. Conveniently located within walking distance of shops, schools, pubs and amenities, it's the ideal base for professionals, couples and retirees. You can enjoy the stunning natural surroundings with walks along the River Lune and a cycle track running through Halton to Lancaster, great for exercising and pet owners. You'll forget you're in the centre of the vibrant community and excellent transport routes thanks to the quiet, tree-lined street it sits on.

The property has been modernised and updated to create a move in ready home that you can settle into with ease. The ground floor features large social spaces including an open plan kitchen diner and inviting modern reception room, serviced by the sleek contemporary bathroom. A double bedroom sits at the front of the house, offering a versatile space whether kept as a bedroom or used as a home office or snug room. Upstairs an expansive double bedroom forms the master suite, with one wall filled with sliding wardrobes offering an abundance of storage for clothes and accessories. Two unconverted attic rooms sit off the top landing, great for storage and with bags of potential for conversion into an additional bedroom, dressing room or ensuite utilising existing plumbing connections, depending on your needs.

Externally, a paved driveway offers off-road parking for four vehicles with a detached garage at the rear of the plot for vehicles, storage or a home workshop. The rear garden features a large lawn, established planting and a paved patio outside the French door from the dining space which allow the entertaining space to be extended in the warmer months.

This fantastic property is just waiting for you to add your touches and settle into your new, modern home. Contact us today to book a viewing!



Hall

17'6" x 5'4" (5.35 x 1.63)

A bright and welcoming entrance hall greets you as you enter the property, with sleek laminate flooring running through to the kitchen diner at the rear. A glass paned UPVC door allows natural light to pass through, with a double panel radiator against the wall for added comfort. A small inset cupboard houses the utility meters for the home, with a pendant light above completing the inviting hallway.

Living Room

15'1" x 10'4" (4.61 x 3.17)

A contemporary living room sits at the front of the property with a wide double glazed window looking out across the front garden to the quiet, tree-lined street beyond. A multi fuel burner sits in the chimney breast with a floating wooden mantle above forming the focal point of the room and adding to the comfort of the social space. Alcoves either side of the chimney breast offer space for additional storage units with ample room on the grey carpeted floor for multiple seating options, affording you flexibility in its configuration.

Kitchen Diner

23'2" x 11'4" (7.08 x 3.47)

A large open plan kitchen diner spans the rear of the property and offers space to entertain, with sleek vinyl flooring providing space for a family dining table in front of the French doors to the garden. A modern fitted kitchen fills one side of the room, with dual aspect double glazed windows providing plenty of natural light over the working space. Appliances include an integrated Beko oven, four ring induction hob, extractor fan, an integrated washing machine and integrated fridge, so you have everything you need to settle in with ease. Stylish grey shaker style cabinetry sits above and below the countertop, providing plenty of storage for food items and cooking equipment. The space feels light and bright throughout the day thanks to spotlighting over the kitchen area and drop pendant lighting above the dining area, with a double panel radiator against the wall adding to the comfort of the room.

Bathroom

6'8" x 6'5" (2.05 x 1.96)

A modern bathroom services the property, with a three piece

suite including a P-shaped bath with overhead shower attachment, a low flush toilet and a sink with storage below. A heated towel rail sits beside the entrance with an extractor fan on the external wall to keep the room warm and dry throughout the year, with boarded walls and laminate flooring keeping it easy to clean. A frosted double glazed window on the side aspect provides natural light, with spotlights in the ceiling for evening use.

Bedroom 2

10'11" x 9'1" (3.33 x 2.79)

A well-presented double bedroom boasts a double glazed window on the front aspect that fill the room with light. A fresh grey carpeted offers space for a double bed, wardrobes and desk so you can set it up to fit your lifestyle. A pendant light at the centre of the room makes it bright and inviting day or night with a double panel radiator beneath the window completing the bright, modern sleeping space.

Understair Cupboard

A surprisingly large understair cupboard sits off the dining space at the back of the house and provides room for household gadgets, cleaning supplies and outdoor clothing, to keep the sleek, modern feel in the rest of the home.

First Floor

Bedroom 1

15'6" x 14'0" (4.74 x 4.28)

An impressive master suite sits on the first floor of the property, with built in wardrobes filling one wall offering an abundance of storage space to keep the clean, contemporary look. A wide double glazed window on the side aspect floods the room with natural light with a pendant light at the centre of the room for the evenings. This substantial room gives you flexibility to set it up to fit your lifestyle, with lots of space for furniture and storage.

Attic Rooms

Two large attic rooms run into the eaves either side of the central landing and provide lots of storage space and huge potential for future conversion if required. Full height internal doors make it easy to access stored items with partial boarding on the floor for storing large bulky items. Great

spaces for an additional bedroom, dressing room or home office spaces depending on your needs, the right hand side eaves room features plumbing for hot and cold water so great for an ensuite or the addition of a radiator.

External

Garage

22'11" x 11'5" (7.00 x 3.50)

A large detached garage sits at the end of the driveway at the rear of the plot, with an up and over door from the front. Great for vehicles, a home workshop, gym or storage, it is yours to decide how to use. A glass-paned side door makes it easy to access garden equipment and outdoor toys.

Rear Garden

A well-presented rear garden offers space to soak up the sun and host family and friends. With a paved patio leading out from the French doors of the kitchen diner and a sizeable lawn at the centre, you can open up the inside to extend the entertaining space. A brick built BBQ area is great for entertaining, with fencing and an established planted border along the back fence make it a safe and secure space for small children and pets to enjoy. Wrought iron gates across the driveway provide secure access to the front of the plot.

Exterior

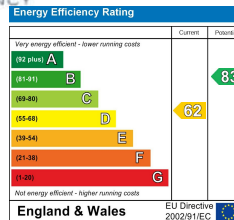
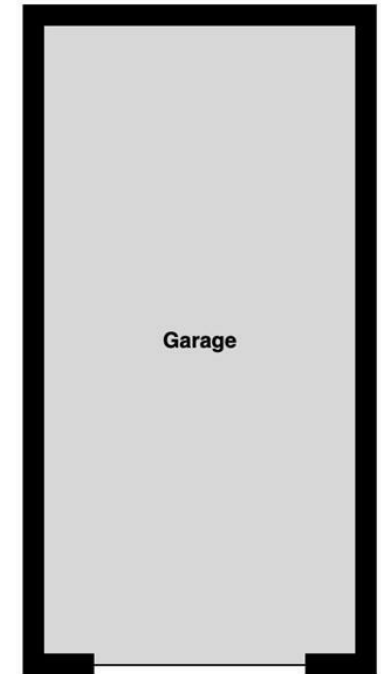
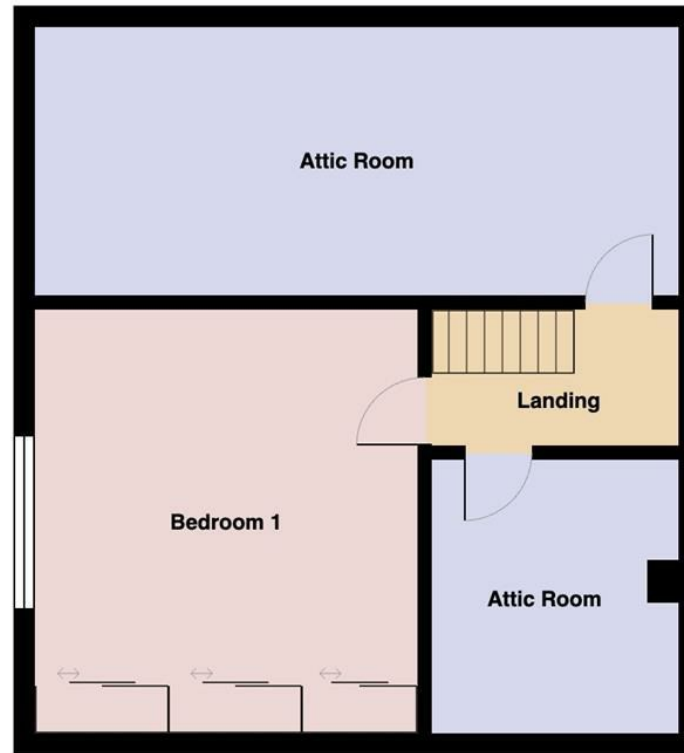
The front of the house offers off-road parking for four vehicles with the driveway across the front and up the side of the home. Separated from the neighbours with low stone walls and fencing, plus established shrubs adding greenery to the facade giving it great kerb appeal. An external light adds to the convenience for early mornings and late evenings. With a quiet street to the front and no opposing neighbours the property feels secluded and private whilst still being in a convenient central location for local shops and schools.

Additional Information

Freehold. Council Tax Band C.







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