Elm Grove, Lancaster Road
Caton, Lancaster

- Quiet village location
- Detached home
- Ample parking
- 3 double beds + 3 en-suites
- Large kitchen + utility
- Rural views
This property is quietly tucked away off the main road as we drive into Caton. As we approach along the driveway it is like a picture unfolding in front of your eyes as more of the property comes into view. Situated in gardens which wrap round the house and give an array of colour as the small trees, shrubs and planted borders spring into life. The property itself, is detached with rooms stretching out to give the best views across the local countryside. There are 3 double bedrooms all with en-suites and an extra room which could be a 4th. Along with spacious lounge, dining room and traditional breakfast kitchen with utility. Offered to the market CHAIN FREE.

Location
As we enter into the village of Caton our property sits neatly tucked back and cannot be seen from the road. The driveway takes us off the main road through the decorative gates and the property can be seen as we enter. This delightful home is positioned on the outskirts of the village in a rural setting with green fields and countryside all around. A short walk takes us into the village where local shops, schools and pubs can be found. There is a regular bus service into the City of Lancaster and out along the Lune Valley to Kirkby Lonsdale, giving access to highly rated secondary schools and colleges. The M6 is just a short drive away for those looking to commute.

Entrance Hall
Approaching the property a covered walkway leads us to the stylish wooden front door with side windows. On entering into this unique detached home, there is a feeling of openness, space and lots of natural daylight. It has lots of character as the rooms flow through from the downstairs sleeping area up to the kitchen and dining room with a main lounge sitting upstairs to benefit the rural outlook. The decoration is neutral and cream carpets stretch along the side and rear walls making it a very bright, spacious room. It is finished with cream walls, coving and decorative ceiling rose in contrast.

Bedroom 1 + en-suite
Before heading off upstairs a door leads off, taking us into a great sized room with a double glazed window to the front, a surprisingly spacious walk-in wardrobe which provides plenty of space for storage shelving and hanging rails with lots of additional floorspace. A recently refurbished wet room, with an open shower low level units in dark oak, integrated appliances including fridge, freezer, dishwasher and microwave. There is a comprehensive choice of cupboard space, shelving and glass fronted display cabinets. There is also an electric oven, hob and extractor hood concealed within a feature canopy. A stainless steel sink and drainer with mixer tap, where you can enjoy the outlook across the neatly manicured garden whilst doing the washing up! Beyond the units and cupboards is a quite place for a small dining table and drainer To the side, a small cloak room with handbasin and WC. Further cupboard space and a Belfast sink where our laundry is done, with plumbing for washing machine, space for dryer and extra freezer (if needed) Further cupboard space and a Belfast sink and drainer. To the side, a small cloak room with handbasin and WC.

Formal Dining room
Heading across from the kitchen this room has lots of natural daylight meandering through. The windows stretch along the side and rear walls making it a very bright, spacious room. It is finished with cream walls, decorative coving and ceiling rose with a cream carpet leading us through the glass panelled door back into the hallway.

Lounge room
Sitting off to the left as we arrive on the upper floor, this is a beautiful room where we would sit and enjoy the peacefulness of our surroundings and take in the splendid views across open the countryside of the Crook-o-Lune. The room is bright and airy with large feature double glazed windows to front. There is a feature Adam style fire surround with marble inlay and hearth. Basket style coal effect living flame gas fire (Jet Master). Decoration is cream and finished with coving and decorative ceiling rose.

Master Suite + En-suite
An open landing with a bright aspect looking out to the front of the property leads us to the master bedroom, this is an exceptional room with lots of floor space for furniture and a double window to the side. Also, another walk-in wardrobe with additional under eaves storage. The en-suite features a four piece suite comprising a modern vanity cabinet with wash hand basin, low level WC and stylish shower cubicle. All recently upgraded, and finished to a high standard.

What's Outside
The property sits is a substantial plot, with an additional outbuilding currently used as a workshop. It is a 2 story building with electricity, plumbing, and it's own independent heating boiler and system. Stairs lead us up to a carpeted room, ideal for office space. There is also a good sized shed which runs along the side of the house and can be accessed from either the front or the rear. The gardens are mainly laid to lawn with hedges, trees and shrubs for screening, making this property completely private and secluded. The gardens wrap round the property on all 4 sides, with planted beds and borders giving a spectacular array of colour.

Price: £575,000
PROPERTY MISDESCRIPTIONS
Fisher Wrathall have not tested any equipment, fixtures, fittings or services at this property and so we do not verify that they are in working order fit for their purpose or owned by the sellers. A buyer must assume that the information given in these particulars is for guidance only. Fisher Wrathall has not checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume that the measurements supplied are for general guidance only and as such must be treated as incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense. The sales particulars may change in the course of time and a buyer is advised to make a final inspection of the property prior to exchange of contracts.

ADDITIONAL ADVICE.
These particulars are intended to help you decide whether you wish to view this property. We have tried to make sure that the contracts are accurate but we have to rely to a large extent on what the seller tells us about the property. We have not carried out any kind of survey on the property and we would advise any buyer to obtain a surveyors report before exchanging contracts. The particulars are intended as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. Any interested party should make their own investigations into any expense or to any expenditure or the integraity of commitment. If you decide that you wish to purchase the property you will need to carry out more investigations. We have not checked whether any equipment at the property, such as the central heating system, is in working order and we advise any buyer to check this. All buyers should instruct a solicitor to investigate all matters relating to the property and to agree with the sellers solicitor what items will be included in the sale. Only fixtures and fittings specifically mentioned in the particulars are included in the sale. Other items may be available by separate negotiation. Any interested party wishing to rely upon information provided by Fisher Wrathall must make specific requests and a specific confirmation in writing and be given. Fisher Wrathall will not be responsible for any verbal confirmation.

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Boiler Room
An additional space with a door leading out onto the garden, so called the boiler room as the central heating boiler lives here. It is a good space for coats and boots as we come in from the garden.

KItchen
We cannot help but be drawn up the stairs and into the kitchen where we have a selection of high and cubicle, low level W.C and a stylish vanity cabinet where the sunken handbasin sits and a large wall mounted mirror surrounded by cream decoration and tiling gives a feeling of quality and style.

Cloak room
A partly tiled room with a low level W.C and wash hand basin. Neatly finished with cream decoration and a frosted glass window to the front. Conveniently placed on the ground floor with the bedrooms close by.

Bedroom 2 + en-suite
Wandering through from the hallway this generous room gives ample floorspace for furniture and a built in wardrobe with lots of hanging rails and shelving for storage. It is well presented with beige carpet and cream decoration, softly furnished to suite any choice of colour scheme. The en-suite is equipped with a shower over the bath, low level W.C a stylish vanity cabinet houses a modern sunken handbasin, giving a very desirable finish.

Bedroom 3/Study
A smaller room currently being used as an office, it is a bright area and very usable as another bedroom. The built in storage cupboard is shelved for storage, but also, a great double wardrobe.

Bedroom 4
A smaller room currently being used as a bedroom, it is a bright area and very usable as another bedroom. The built in storage cupboard is shelved for storage, but also, a great double wardrobe.