



4 Artlebeck Grove, Caton, Lancaster, Lancashire LA2 9RH

£170,000 - Freehold



Property Summary

Welcome to 4 Artlebeck Grove, a charming one-bedroom semi-detached bungalow located in the peaceful village of Caton.

This delightful property is ideal for those seeking a comfortable and accessible home, particularly well-suited for an elderly person. As you arrive, you'll appreciate the spacious driveway, providing ample parking, alongside a well-maintained garage.

The bungalow is set within lovely front and rear gardens, offering a serene environment for relaxation and gardening enthusiasts alike. Inside, the property boasts a modern fitted kitchen, designed with practicality in mind, offering plenty of storage and easy access to all amenities.

The wet room adds an extra level of convenience, featuring a walk-in shower that ensures ease of use and safety. The cozy bedroom is perfect for restful nights, and the adjoining living area provides a warm and welcoming space to unwind.

Located in a friendly and quiet neighbourhood, 4 Artlebeck Grove offers the ideal setting for comfortable, independent living. Don't miss the opportunity to make this delightful bungalow your new home.

Features

- One Double Bedroom With Storage
- Lovely Gardens To The Front & Rear
- Driveway For Multiple Vehicles & Large Detached Garage
- Fitted Kitchen With Space For Dining Tables & Appliances
- Electric Storage Heaters Fitted Throughout The Property
- Well Proportioned Wet Room
- Sold With No Chain Delay & Vacant Possession
- Very Peaceful Location Which Backs Onto Playing Fields

Room Descriptions

Local Information

Caton is a picturesque village nestled in the heart of Lancashire, England. Located within the scenic Lune Valley, it offers a tranquil setting surrounded by beautiful countryside, making it an appealing location for those who appreciate a slower pace of life and stunning natural surroundings.

Part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB), Caton is renowned for its rolling hills, lush meadows, and woodlands. The nearby River Lune adds to the village's charm, providing lovely riverside walks and opportunities for outdoor activities such as fishing, cycling, and birdwatching.

Despite its small size, Caton and Brookhouse is well-equipped with local amenities. The village has a variety of shops, a post office, and a few cozy pubs where residents can enjoy a meal or a drink. The community here is close-knit, creating a friendly atmosphere that makes newcomers feel welcome.

Caton is conveniently located just a short drive from Lancaster, offering easy access to a wider array of shopping, dining, and cultural activities. The village is well-connected by road, making it easy to explore the surrounding areas, including the nearby Lake District and Yorkshire Dales.

With a strong community spirit, Caton hosts various clubs, events, and activities that cater to different interests and age groups. The village hall is a hub for regular events, and there are plenty of opportunities to get involved in local initiatives and volunteer work.

Rich in history, Caton has maintained much of its traditional charm, with stone cottages, historic landmarks, and a church that adds to its quaint, rural character. Overall, Caton is a charming and peaceful village, perfect for those looking to enjoy the beauty of the English countryside while still being within easy reach of larger towns and cities.

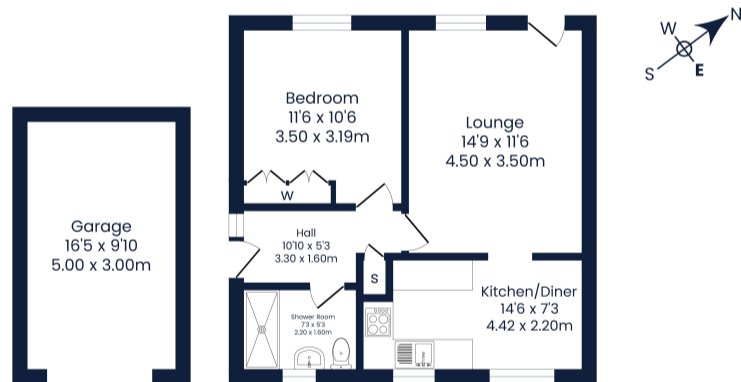
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Artlebeck Grove

Total Approx. Floor Area 666 Sq.ft. (61.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 162 Sq.Ft (15.0 Sq.M.)

Approx. Floor Area 504 Sq.Ft (46.8 Sq.M.)

