



Copy Lane

Caton





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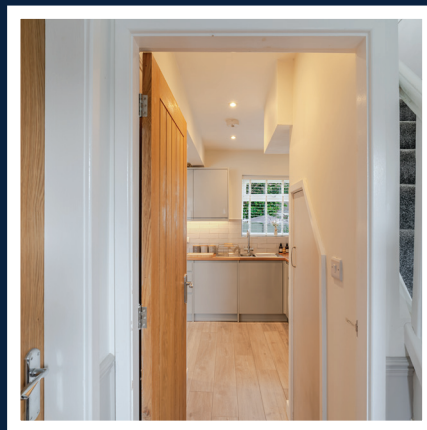
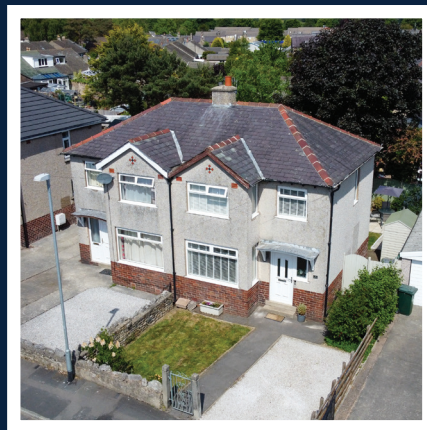


Nestled within the charming and close-knit village of Caton, this beautifully renovated three-bedroom semi-detached home on Copy Lane is the perfect place to begin your next chapter.

With no onward chain and move-in ready, it offers a rare blend of style, comfort and community — ideal for first-time buyers, young families or anyone seeking the ease of modern living in a location that truly feels like home.

Throughout, the home has been upgraded to the highest standard, including recent double glazing and a rewire, a modern central heating system with combi boiler, fresh plasterwork, and a tasteful combination of new flooring and carpets. The home has also had panelling installed, giving it a really homely and stylish feel.

This is more than just a house — it's a home in a place where you can truly belong. Come and see for yourself why families love Caton, and why this could be your perfect next move.



3 BEDS



1 BATH

- No onward chain — ready to move in!
- Fantastic village location in Caton, with great transport links and local amenities.
- Recently updated and stylishly decorated throughout.



Take a closer look...

Property Type:

Semi-Detached

Square Footage:

722.9 sqft

Council Tax Band:

C

EPC Rating:

Fbc

Tenure:

Freehold

Why Caton?



It's not just the house that makes this such a special place to live — it's the lifestyle that comes with it.

Caton is a gem of a village, loved for its strong sense of community, scenic surroundings and excellent amenities. With friendly local shops, cosy pubs, a pharmacy, and a highly regarded primary school all within walking distance, everything your family needs is close at hand. For commuters and explorers alike, the M6 and Lancaster city centre are just minutes away, offering access to top schools, a thriving university, hospital, and direct rail links to the rest of the country.



The Garden



Step outside and discover a thoughtfully landscaped rear garden — a peaceful oasis designed with both relaxation and play in mind.

Whether you're soaking up the sun on a lazy afternoon or imagining future extensions and enhancements, this space offers the perfect canvas. The front garden and driveway provide off-road parking and enhance the home's kerb appeal.



Parking



Garden



The Bedrooms



Upstairs, you'll find two spacious double bedrooms and a cosy third room — perfect as a nursery, study or creative space.



Kitchen

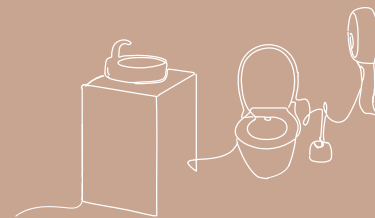


The sleek, contemporary kitchen has been thoughtfully designed to meet all your everyday needs, while offering a welcoming space to cook, gather, and enjoy.





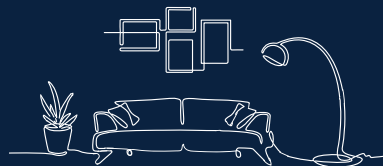
The Bathroom



The three upstairs bedrooms are serviced by a beautifully updated family bathroom that brings a touch of luxury to daily routines.



Lounge Diner



Step through the front door and you'll immediately feel the warmth and care that has gone into transforming this property.

The open-plan lounge and dining area is bathed in natural light, with a stunning feature fireplace and patio doors that lead seamlessly into the garden — an ideal layout for family life, relaxing evenings, or entertaining guests.

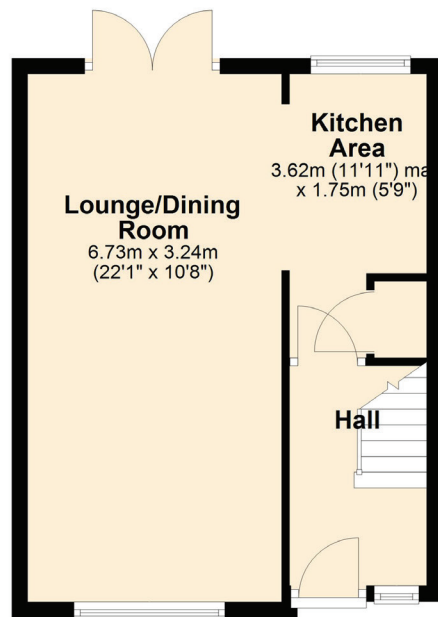


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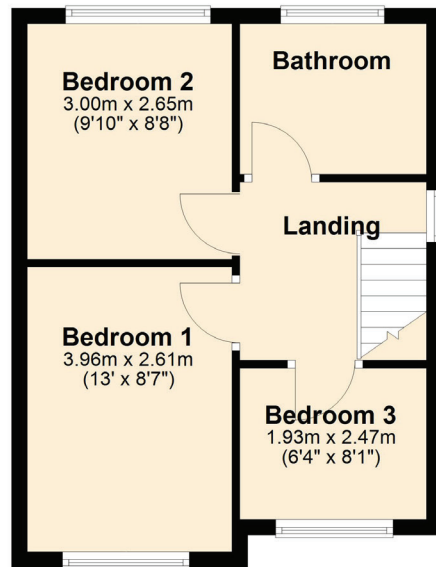
Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total Area: 67.2 sq. metres (722.9 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





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