

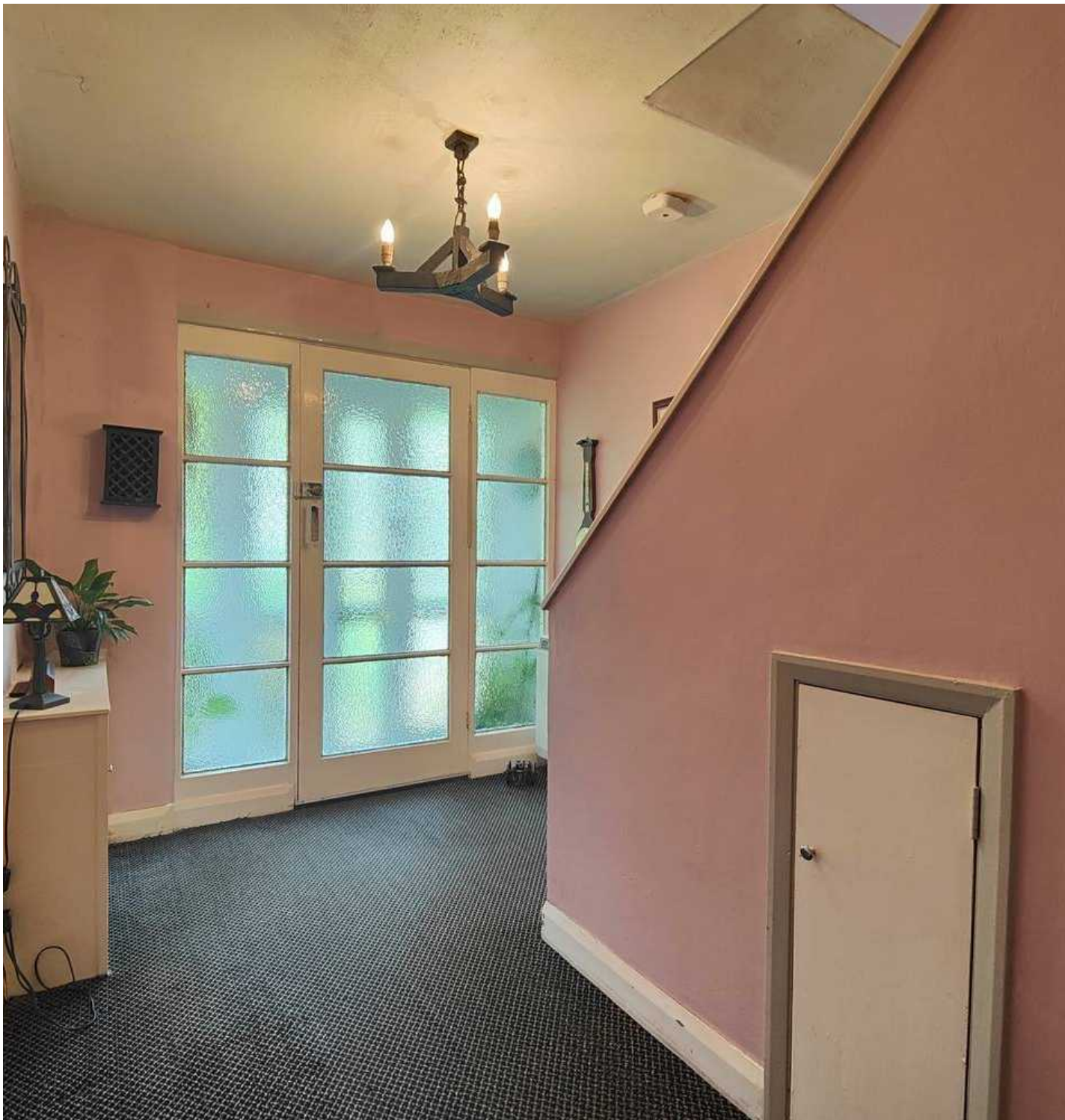


47 Copy Lane, Caton  
£315,000









## 47 Copy Lane

Caton, Lancaster

Superb opportunity to create your Forever Family Home in this sought after village. It is time for some updating at this generous, light, bright, detached family house! Generous 50's dimensions, 3 attractive receptions, 3 bedrooms, driveway, garage & an idyllic garden. B4RN broadband & great travel links make it the perfect place for work too!

Council Tax band: D

Tenure: Freehold

- Detached House
- 4 Bedrooms
- No Chain
- B4RN Hyper fast Broadband
- Generous Mature Garden
- Driveway & Garage
- Sought After Village Location
- Village Shops, School & Amenities
- Transport & Travel Links
- 2 Reception Rooms









### **The House**

What a unique opportunity this is to secure a real family, forever home. The only detached on Copy Lane. This part of Copy Lane is set back from the road itself enhancing the private feel and giving a real sense of peace inside the house. The design offers generous room dimensions and buyers will be impressed by the sense of space and light throughout the home and indeed outside in the garden too. The uPVC double glazed front double doors open to a tiled front porch and from there the front door opens to a wide, welcoming hallway. Stairs lead up to the first floor and a door to your right opens to the living accommodation.

### **Generous Family Living**

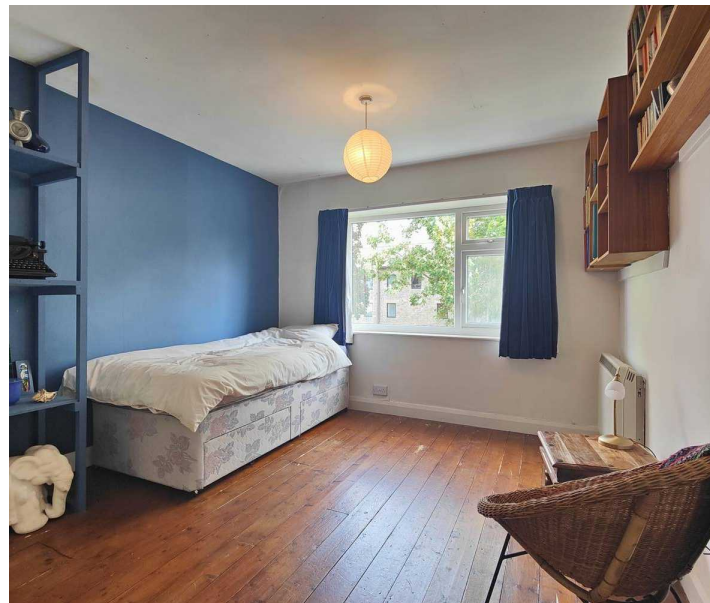
With natural light flowing through large double glazed windows to both the front and rear the living space has a welcoming, light feel. Original floorboards and an open fire place create a traditional, family feel. Double doors connect the lounge to the front with the dining room at the rear. There is electric heating throughout the house. The ground floor bedroom to the side offers superb additional space with a variety of uses dependent on the needs of a growing family. This room also enjoys large windows to the front and rear and so is also a light, bright room. The kitchen is traditional and wooden cabinets are complemented by a marble effect work top. There are traditional tiled splash backs and the outlook over the garden is bright and appealing.

### **The Side**

The back door leads out to the side where you will find a covered brick built space connecting to the garage at the side. There is a separate WC here and, with a little work, it would make a great laundry space. A further door leads into the garage which is accessed for vehicles via double doors to the front.

### **Upstairs**

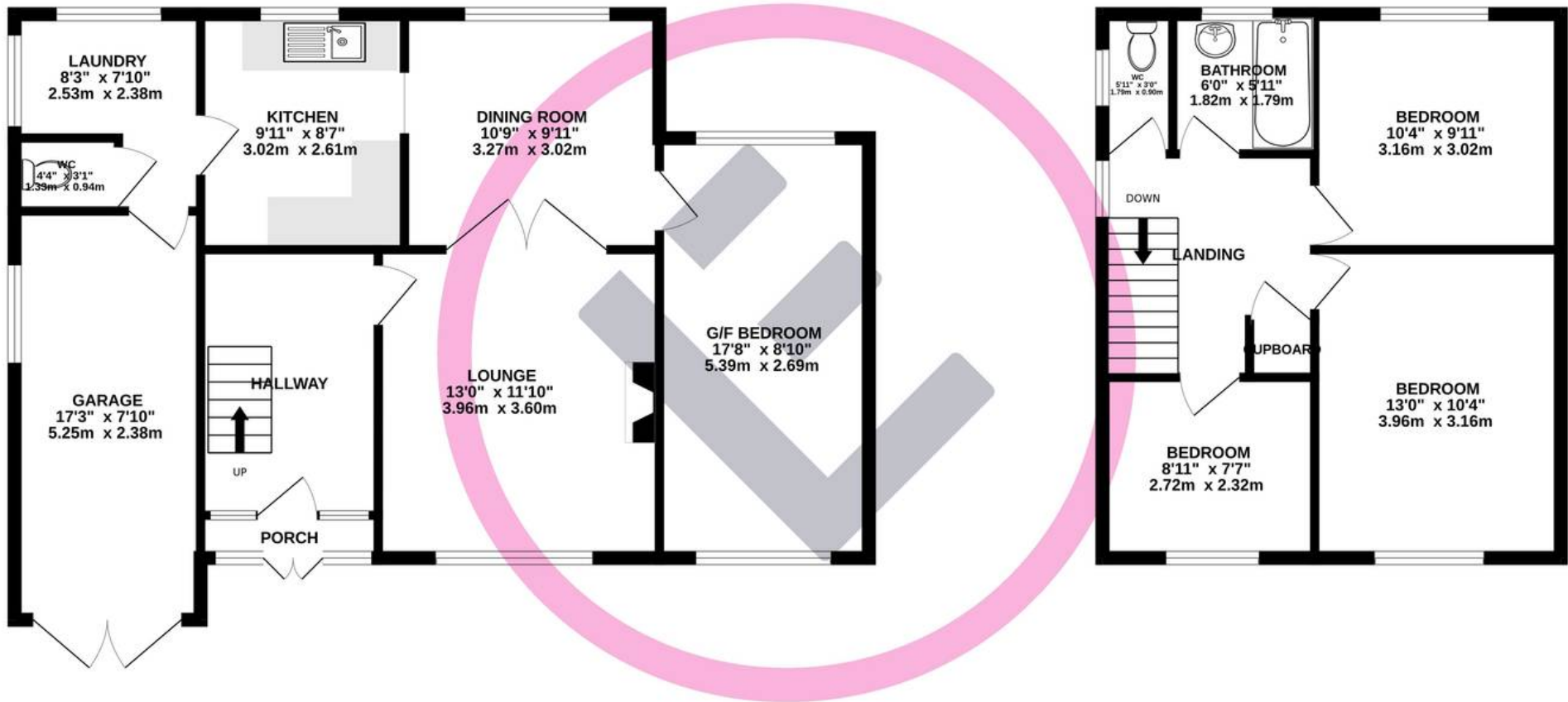
On the first floor the light, bright landing has a window to the side and doors open to three generous bedrooms, the bathroom and a separate WC. The





GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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