



33 Broadacre, Caton  
£485,000





## 33 Broadacre

Caton, Lancaster

Settle in at Broadacre! Where ever life goes you will find this house has everything ready and waiting. This 5 bed detached could just be the perfect family home. Space to grow, to entertain, to relax and house you won't grow out of!

Council Tax band: E

Tenure: Freehold

- Detached House
- Contract Ready
- 5 Bedrooms & 3 Receptions
- 2 Bathrooms
- Gardens Front & Rear
- Large Garage & Driveway
- Cul de Sac Location
- Sought After Village
- Transport & Travel Links
- Superb Family House





### **Location**

Caton sits just north of Lancaster towards the Lune Valley. The village has a great community spirit and there is plenty to do whether it's a bike ride or walking the dog along the river side paths this really is a super place to call home. The village school is well regarded and just a short walk away. There is a great choice of sought after secondary options whether that is the Grammars and Ripley in Lancaster or north to QES. This location means easy access for commuting or simply getting out and about. There is a nearby post office, co-op, three pubs and four churches, all within easy reach. The M6, Jct 34, is convenient as is the Bay Gateway bypass road. Lancaster University or Lancaster itself are easily accessed via the "back roads" too and the A6 will take you north into the Lune Valley or on to The Lake District. The bus routes are well served and there is a convenient stop close to the house. The immediate surroundings are residential and peaceful.

### **Welcome Home**

This really could be the perfect family house in the perfect place. The double glazed front door opens to a front porch with space to kick off shoes or hang up coats. Matching solid wood panelled doors open off this central hallway and glazed panels create a light, bright welcome. There are three reception rooms and a kitchen diner so there really is plenty of family space. The modern front lounge has an oak mantle to the focal fireplace and looks out over the front garden. Modern grey carpet and light décor completes this relaxing front room. Across the hall and you will find the dining room with space to entertain the wider family or friends, the perfect dining space for family gatherings and creating memories. At the rear of the house is the family room, whether play room, games room or media room this generous reception has sliding patio doors which open to the rear garden.

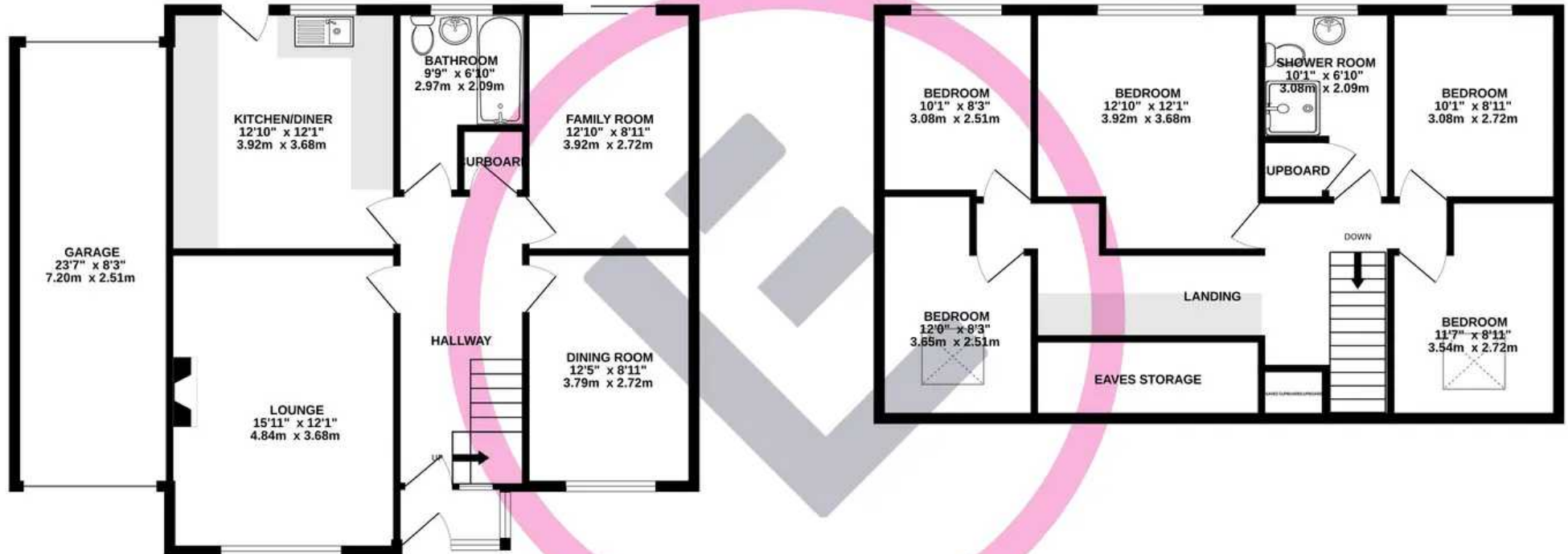
### **Kitchen Diner**

The kitchen diner has space for a large range cooker and the marble effect work top is complemented by beech effect cabinets. The kitchen enjoys integrated



**GROUND FLOOR**  
955 sq.ft. (88.7 sq.m.) approx.

**1ST FLOOR**  
784 sq.ft. (72.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1739 sq.ft. (161.5 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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