



166 Melton Road

Stanton on the Wolds | NG12 5BQ | Offers In Excess Of £800,000

**ROYSTON
& LUND**

- Detached Family Home with Self-Contained Annex
- Gated Driveway with Double Garage
- Lounge, Reception Hall and Family Room
- Solar Panels Fitted
- EPC Rating D - Freehold
- Three Double Bedrooms + Double Bedroom in Annex
- Approximately 0.90 Acre Plot
- Kitchen Breakfast Room and Utility Room
- The Property Has 2 Air Source Heat Pumps Providing High Efficiency Heating & Cooling.
- Council Tax Band G





Royston and Lund are pleased to bring to the market this stunning detached family home in the highly sought after area of Stanton on the Wolds. The property sits on approximately 0.90 acre gated plot and benefits from ample off street parking, a double integral garage and a self contained two storey annex. Situated with fantastic transport links for Nottingham and Leicester.

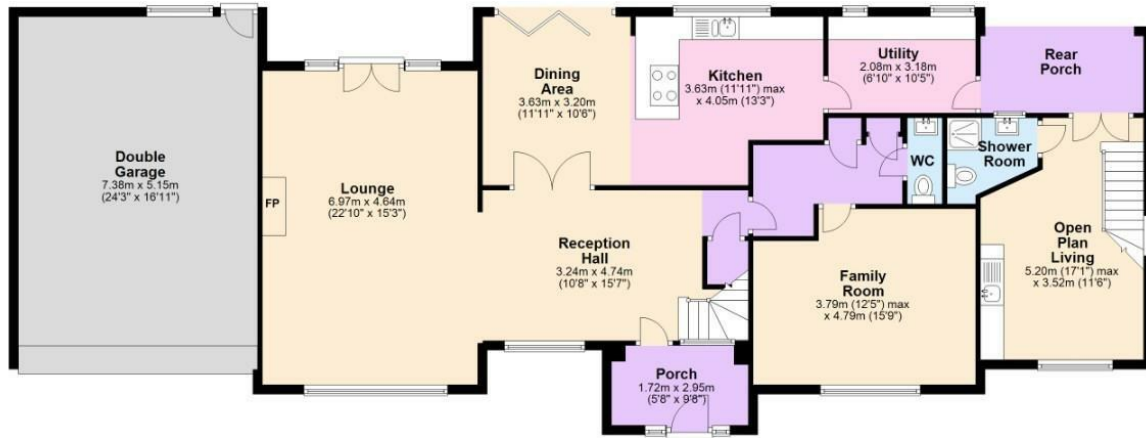
In brief the property comprises an entrance porch that opens up into a reception hallway and a lounge that runs the full length of the property. To the other side there is an internal hallway that benefits from built in storage and a downstairs WC and leads to a family room. The kitchen breakfast room at the rear benefits from a range of fully integrated kitchen appliances including a fridge/freezer, hob, extractor fan, double oven and a microwave with a separate utility room. The property has 2 air source heat pumps providing high efficiency heating and cooling. One is in the annex the other in the master bedroom.

To the first floor there is a galleried landing with glass balustrade, three well proportioned double bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. Bedrooms one and two benefit from built in storage, while there is also an en-suite shower room off bedroom two. The annex is accessed via the door from the utility room that leads to a covered rear porch and consists of an open plan living area with fitted kitchen and shower room with a well proportioned double bedroom on the first floor.

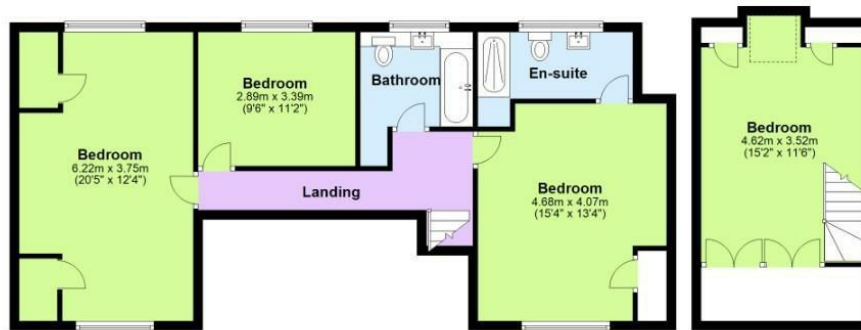
To the rear of the property there is a generous landscaped garden with a patio that runs the full width of the property, lawn, mature shrubs, trees and hedged boundaries.



Ground Floor
Approx. 174.4 sq. metres (1877.6 sq. feet)



First Floor
Approx. 94.2 sq. metres (1013.7 sq. feet)



Total area: approx. 268.6 sq. metres (2891.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND