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&L

126 Melton Road

Stanton on The Wolds | NG12 5BQ | Guide Price £975,000

ROYSTON
& LUND

- Five Bed Detached Cottage
- Detached Double Garage/Workshop
- Two Driveways With Electric Gates
- Garden Including A Paddock
- EPC Rating D
- Set in Approx. 2.14 acres
- Immaculately Presented Throughout
- Countryside Location
- Freehold
- Council Tax Band C





Royston & Lund proudly presents this exquisite five bedroom detached cottage nestled in approximately 2.14 acres within the coveted Rushcliffe village of Stanton-on-the-Wolds.

This charming residence exudes character throughout, offering versatile accommodation that can easily be divided into two separate dwellings. The main house comprises a three-bedroom cottage, while a semi-detached annexe can provide two/three additional bedrooms.

Currently utilised as a single dwelling, the accommodation welcomes you with an inviting entrance hallway adorned with an oak staircase leading to the first floor, complemented by convenient under-stairs storage. Branching off the hallway are internal doors leading to a downstairs WC and a dual-aspect reception room. The reception room boasts solid oak flooring, exposed beams, and a cosy log burner, with French Doors opening to the patio. On the right side of the hallway, a spacious bespoke kitchen/diner awaits, featuring French doors leading to the rear garden. The kitchen area is equipped with stylish units, a stunning Britannia free-standing cooker with a double oven and extractor hood, and a Belfast sink. Integrated appliances include a dishwasher and refrigerator. Adjacent to the kitchen, a rear hallway houses a utility room and a boot room.

Ascending to the first floor, a landing offers access to the principle bedroom, enjoying panoramic views of the rear garden, complete with built-in wardrobes and a lovely en-suite shower room complete with vintage subway tiles. Additionally, the landing provides access to two further double bedrooms, both featuring fitted wardrobes, and a family bathroom comprising a four-piece suite, completing the first floor of the main house. There are a further two bedrooms accessed via a separate staircase.

Outside, the garden has been well-maintained throughout. It includes a stone pizza oven, patio space, vast lawn space, paddock, two driveways behind electric gates and a detached double garage.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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



Main area Approx. 217.3 sq. metres (2328 sq. feet)
 All figures are approximate and should not be relied upon for any legal or financial purpose.
 The information has been taken from the records of the floor plan and should not be relied upon for any legal or financial purpose.

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.

