

SUPERIOR HOMES

ROYSTON & LUND



43 Stanton Lane

Keyworth | NG12 5BE

£595,000

Royston & Lund are delighted to market this detached, four bedroom property occupying a generous plot located on Stanton Lane, one of Keyworth's most sought after roads on borders of Keyworth & Stanton on the Wolds. Offered to the market with no onward chain.

Measuring in excess of 2100 sq.ft and with gas central heating and double glazing throughout, the ground floor accommodation comprises a welcoming entrance hallway, dual aspect reception room with windows to the front and side elevations, a separate dining room with feature bay window and French doors opening the rear garden, a separate kitchen overlooking the rear garden, sun room extension with sliding doors to the rear garden, a second reception room/office, a downstairs w/c, utility room with internal doors to a storage room and the garage.

To the first floor the landing gives access to a master bedroom complete with en-suite shower room, three further bedrooms and a family bathroom.

To the front of the property a driveway provides off-street parking for multiple cars with the remainder mainly laid to lawn bordered mature hedges and trees. The rear garden is accessed from a side pathway, the dining room or the sun room and benefits from a full width patio with the remainder mainly laid to lawn with a range of plants, shrubs and bushes.

The property further benefits from owned solar panels.

Stanton Lane offers easy access to the local amenities within Keyworth including a range of shops, pubs, doctors and both Primary and Secondary Schools as well as being within easy access of West Bridgford and Nottingham City Centre with the A46 and A52 both a short drive away.





- Detached
- Four Bedrooms
- Two Reception Rooms
- Extended
- Garage
- No Onward Chain
- En-Suite to Master
- Generous Plot
- EPC Rating: C
- Freehold - Council Tax Band: G





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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.

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.

Total area: approx. 199.9 sq. metres (2151.4 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current	Potential
(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			
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
EPC			
79		89	

