

# SUPERIOR HOMES

# ROYSTON & LUND



# 35 Melton Road

Stanton On The Wolds | NG12 5PH

£595,000

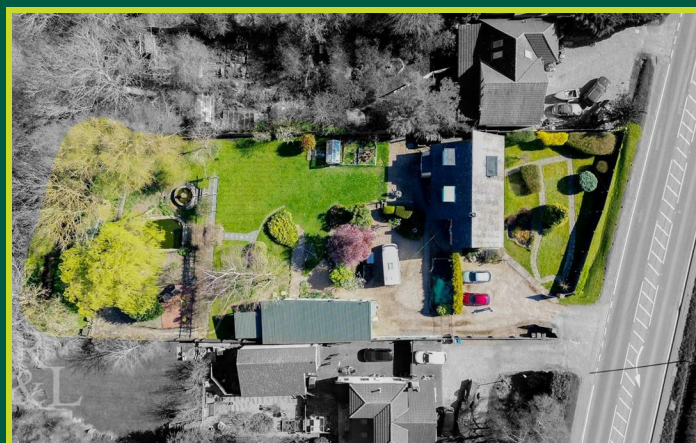
Royston & Lund are delighted to bring to the market 'Toll Vale'. A large, four bedroom detached property set on a generous plot spanning just over half an acre with a selection of outbuildings.

Measuring in excess of 1660 sq.ft and offering a versatile layout, the accommodation comprises an entrance porch, hallway with stairs leading up to the first floor, a beautiful triple aspect reception room with a feature log burner, a kitchen/breakfast room overlooking the rear garden benefiting from a range of base and eye level mounted units, a one and a half bowl stainless steel sink/drainer, integrated NEFF double oven and a Hotpoint hob with plumbing in place for a free-standing washing machine and dishwasher, a larder provides useful storage and there is also a cupboard housing the Worcester Bosch boiler. A second reception room could be used as a separate dining room, snug, additional fifth bedroom or a playroom, a downstairs bedroom benefiting from an en-suite shower room and separate w/c to the ground floor.

To the first floor there are three double bedrooms and a family shower room comprising a w/c, wash hand basin and double shower. As well as ample storage available in the eaves.

The versatility continues with the outside of the property, a huge workshop/garage benefits from power, lighting and a log burner with further space behind currently used as kennels leading to an undercover outdoor seated area overlooking the pond. Whilst a rare find as a garage/workshop this could also be converted to an annex/second residential dwelling - subject to planning permission.

There is ample off-street parking on both the initial gravel driveway and through the gates leading toward the workshop.



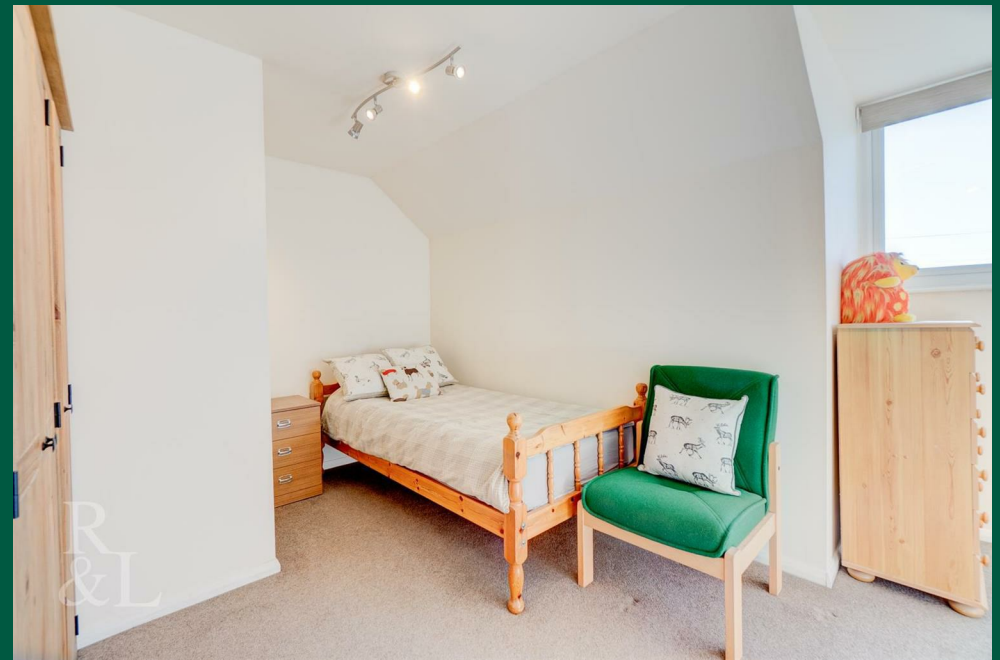


- Large, Detached Chalet Bungalow
- Stunning Plot In Excess of 1/2 an Acre
- Huge Detached Garage/Workshop w/ Potential To Convert
- Log Burner
- Ample Off-Street Parking
- En-Suite To Downstairs Bedroom
- Beautiful, Mature Grounds
- Shepherds Hut Available By Separate Negotiation
- EPC Rating: E
- Council Tax Band: E





R  
&L





R  
&L



The rear garden is incredibly private and offers a large lawned area is complimented by a selection of trees, shrubs and bushes and leads down to a large, enclosed pond and duck house with a water feature. Beyond the pond is a beautiful wild area leading down to the brook where a Shepherds Hut can be found, offering a serene setting for working from home, also benefitting from a log burner making it useable all year round which could be included by separate negotiation.



Toll Vale is located on the A606 in Stanton on the Wolds, recently voted Nottinghamshire's poshest village in a poll by the Telegraph. An idyllic village boasting a 14th Century Church and golf course within close proximity to a range of local amenities in the neighbouring village of Keyworth.

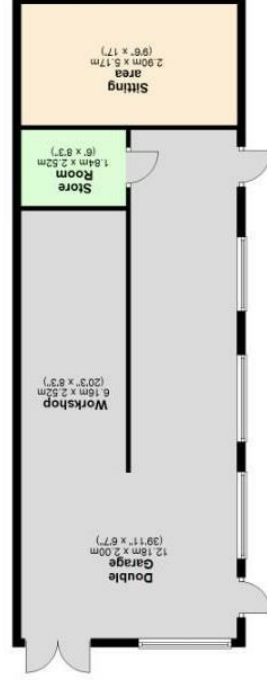
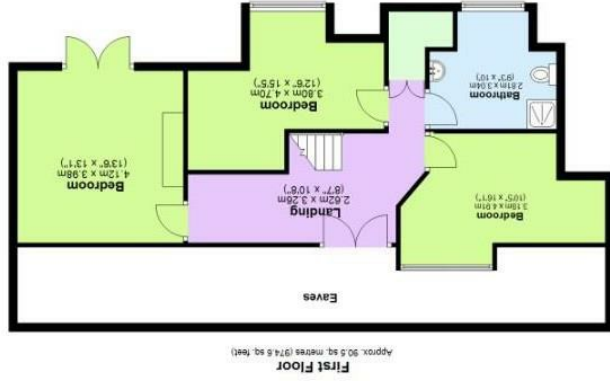
A range of transport links are easily accessible including the A46 and A52 with West Bridgford, Nottingham, Leicester, Loughborough, Newark, Grantham and Melton Mowbray, with all surrounding villages easily commutable.



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 or representations 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.

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
Current	Potential	Current	Potential
52	72		

## EPC



Where every effort 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 PlanIt!