44 Stanton Lane

Keyworth | NG12 5BJ

£750,000

Royston & Lund are delighted to market this detached bungalow set on a glorious plot measuring approximately 1/3 of an acre on Stanton Lane, one of the areas most sought after roads. Offered to the market with no onward chain.

Backing on to the highly coveted Stanton on the Wolds Golf Course, this plot offers a rare opportunity to refurbish or redevelop (subject to relevant permissions). Planning permission has been granted previously (reference: 21/02066/FUL) for a first floor extension.

The current accommodation comprises an entrance hallway off which there is a lounge, kitchen/breakfast room, utility room, three bedrooms, the master benefitting from en-suite shower room and a bathroom.

The property is accessed via a long driveway off Stanton Lane meaning the property is set back well off the road and offers amazing views over the golf course. There is ample off-street parking and a garage and the garden is a sun trap.

Stanton Lane is one of the areas most prestigious roads within easy reach of a wide range of local amenities including shops, pubs, takeaways, Primary Schools, South Wolds Secondary School, gyms, the leisure centre, the doctors and dentists.
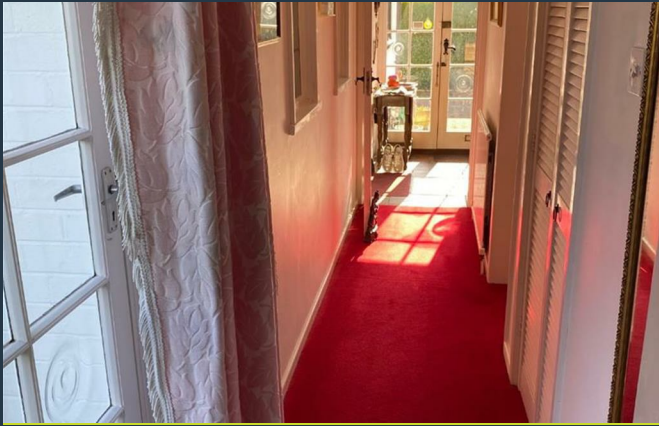
- Detached

- Superb Plot Approx. 1/3 of an Acre

- Bungalow

- Planning Permission Granted Previously

- Opportunity to Refurbish and/or Redevelop

- Views Over The Golf Course

- Prestigious Road

- No Onward Chain
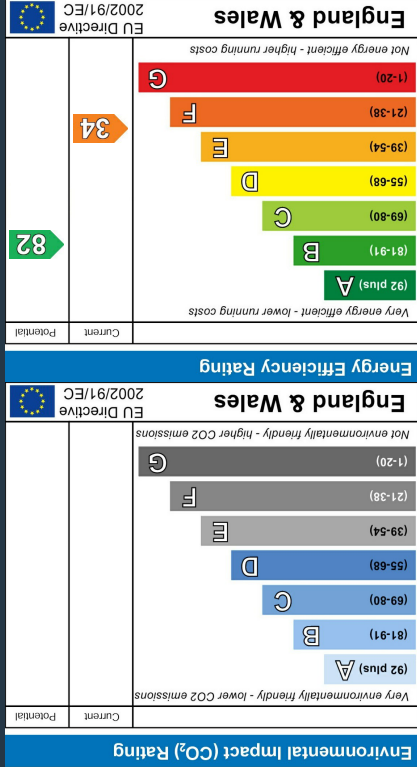
- EPC Rating:

- Council Tax Band: E

ROYSTON & LUND

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		82
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	34	
G (1-20)		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO₂ emissions		

England & Wales — EU Directive 2002/91/EC

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