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&L

59 Stanton Lane

Stanton-on-the-Wolds | NG12 5BD | Asking Price £675,000

ROYSTON
& LUND

- Detached Property on Generous Plot
- Recently Fitted Kitchen
- Scope to Extend/Develop
- Ample off-street Parking
- Freehold - EPC rating E
- South Westerly Facing Rear Garden
- En-Suite to Master Bedroom
- No Onward Chain
- Generous Garage/Workshop
- Council Tax Band E





Royston & Lund are delighted to market this detached chalet bungalow set on a glorious plot on one of Keyworth's most sought after roads, offered to the market with no onward chain.

The property is presented in good order with a light and airy feel throughout however still offers ample scope for extension and/or development (subject to relevant permissions).

Internal accommodation to the ground floor comprises a front porch opening to a generous dual aspect dining area with beautiful feature stone cased windows and stairs leading up to the first floor. Off the dining room are internal doors to a bright rear facing reception room with a feature fireplace, a semi-open plan full length dual aspect kitchen/diner, a utility room, downstairs w/c and a separate side lobby off the kitchen. The kitchen area has been recently re-fitted and includes a four-ring gas hob, canopy extractor fan, Neff eye-level oven/grill, dishwasher, sink/drainer and fridge/freezer.

To the first floor a landing gives access to a master bedroom which benefits from a walk-in wardrobe and en-suite shower room with two further bedrooms and a family bathroom.

To the front of the property a driveway provides off-street parking for multiple vehicles leading to a generous garage/workshop with both power and lighting with pedestrian door giving access to the rear garden.

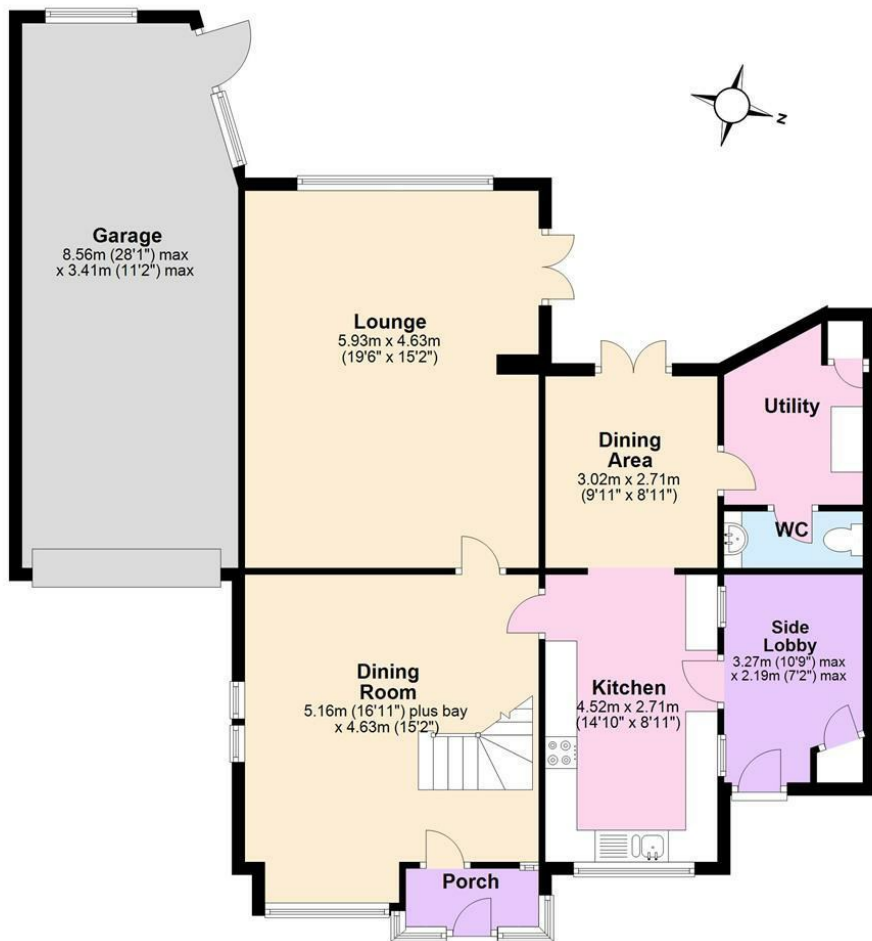
To the rear is an enclosed south-west facing garden which is well maintained with a selection of mature trees, shrubs and bushes with a beautiful lawned area, full width patio area closest to the property and a raised patio at the bottom of the garden next to the recently erected shed.

Video tour available upon request.



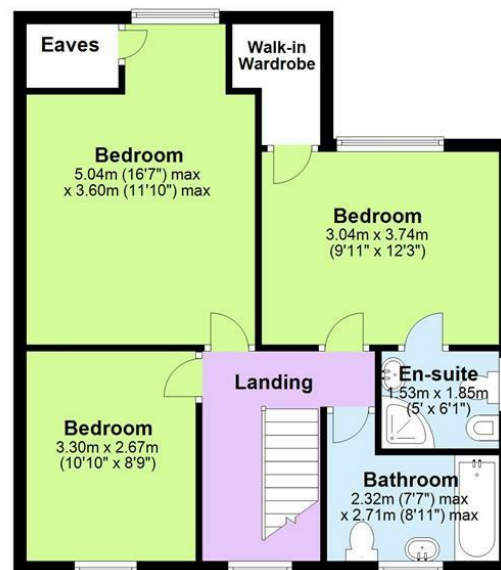
Ground Floor

Approx. 118.5 sq. metres (1275.6 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 175.7 sq. metres (1891.0 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

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