



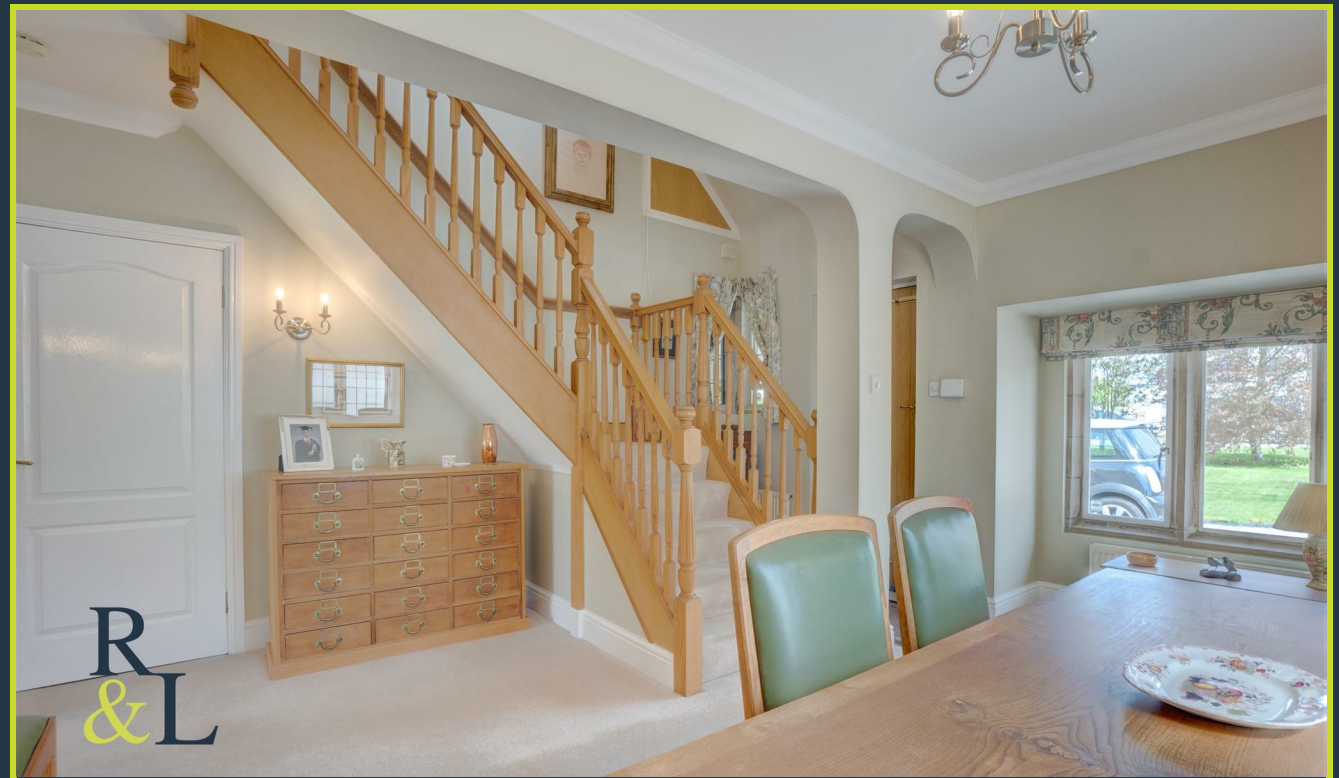
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59 Stanton Lane

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.

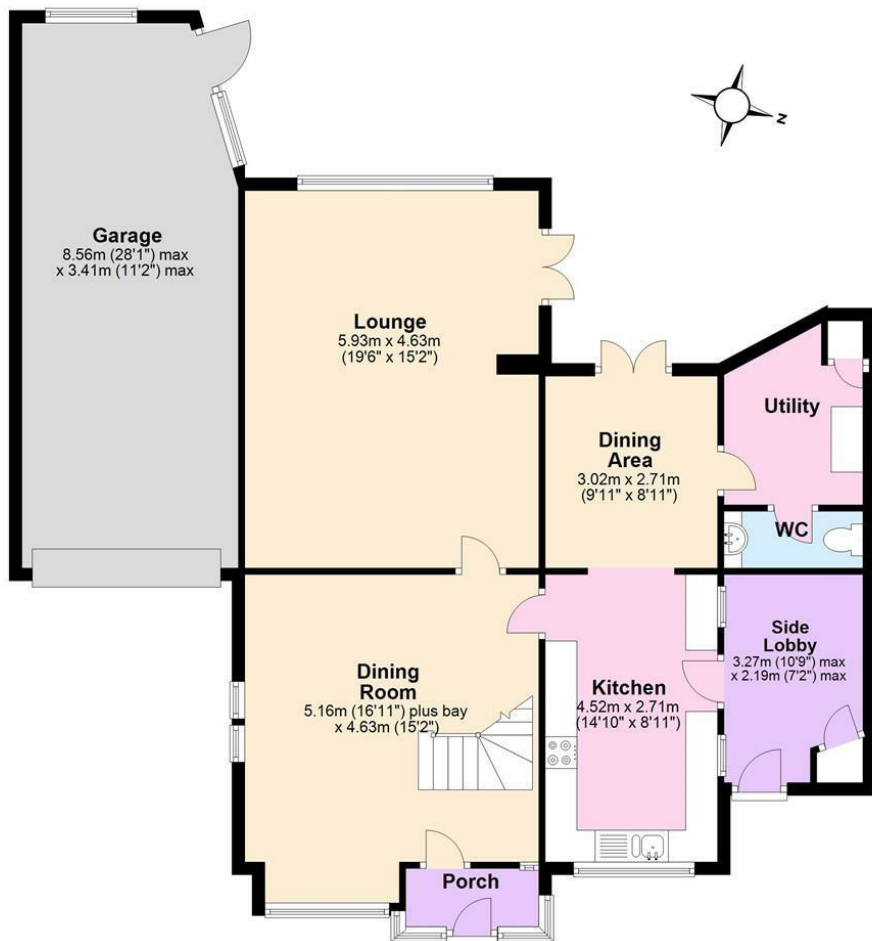
To the rear is an enclosed south-west facing garden which is well maintained with a selection of mature trees, shrubs and bushes with a beautiful lawned area, full width patio area closest to the property and a raised patio at the bottom of the garden next to the recently erected shed.

Video tour available upon request.



Ground Floor

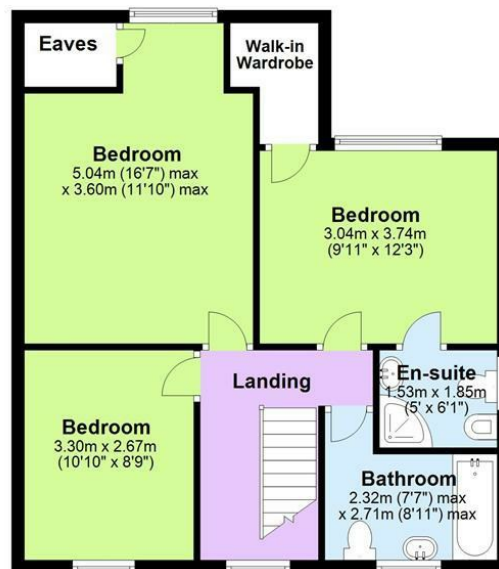
Approx. 118.5 sq. metres (1275.6 sq. feet)



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

First Floor

Approx. 57.2 sq. metres (615.5 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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