

SUPERIOR HOMES

ROYSTON & LUND



45 Stanton Lane

Stanton-On-The-Wolds, Keyworth |
NG12 5BD

****£650,000****

Royston and Lund are delighted to bring to the market 'Appletrees', a large detached property set on a glorious plot of approximately half an acre on the ever more sought after Stanton Lane. The property would benefit from general refurbishment with the plot offering ample scope for extension and/or redevelopment (subject to relevant permissions). Offered to the market with no onward chain.

The current internal accommodation measure in excess of 2800 sq.ft and comprises an entrance hall off which there is a downstairs shower room, kitchen/breakfast room with pantry, dining room and dual aspect reception room. To the rear of the reception room is separate seating area giving access to the rear garden and to the side is a second generous, dual aspect reception room off which there is a second downstairs w/c.

To the first floor, the master bedroom comprises a wonderful master suite complete with a walk-through dressing area leading to an en-suite four piece bathroom comprising a w/c, wash hand basin, bath and separate shower. Three further bedrooms all benefit from fitted storage and share an upstairs w/c.

To the front of the property there is a gated driveway which provides off-street parking for multiple vehicles leading to the garage with the remainder of the front mainly laid to lawn wrapping around the side of the property and then down the rear garden, complimented throughout by a range of trees, shrubs and bushes. To the rear of the garage there are separate brick built storage sheds.





- Detached
- Approx. 1/2 Acre Plot
- Wonderful Opportunity To Extend / Develop
- Highly Sought After Location
- No Onward Chain
- Gated Driveway
- Garage & Outbuildings
- Mature Gardens to Front, Side & Rear
- EPC- C
- Council Tax Band - G









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Stanton on the Wolds is highly prestigious South Nottinghamshire village which lies just five miles from Nottingham City Centre, this very desirable and sought after location offers rural surroundings whilst also offering a full range of facilities in nearby Keyworth including Doctors, Dentist, a variety of shops, schools for all ages, restaurants, local Sainsburys and also has a leisure centre and good public transport links.



Keyworth is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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

EPC

