



R
&L

166 Melton Road

Stanton on the Wolds | NG12 5BQ | Asking Price £840,000

ROYSTON
& LUND

- Detached Family Home with Self-Contained Annex
- Gated Driveway with Double Garage
- Lounge, Reception Hall and Family Room
- Solar Panels Fitted
- EPC Rating D - Freehold
- Three Double Bedrooms + Double Bedroom in Annex
- Approximately 0.90 Acre Plot
- Kitchen Breakfast Room and Utility Room
- The Property Has 2 Air Source Heat Pumps Providing High Efficiency Heating & Cooling.
- Council Tax Band G





Royston and Lund are pleased to bring to the market this stunning detached family home in the highly sought after area of Stanton on the Wolds. The property sits on approximately 0.90 acre gated plot and benefits from ample off street parking complete with E/V charging point, a double integral garage and a self contained two storey annex. Situated with fantastic transport links for Nottingham and Leicester.

The property comprises an entrance porch that opens up into a vaulted reception area currently utilised as a formal dining space by the current owners with a lounge that runs the full length of the property to the left hand side. To the other side there is an internal hallway that benefits from built in storage off which there is a family room and downstairs W/C. The kitchen breakfast room at the rear benefits from a range of fully integrated kitchen appliances including a fridge/freezer, hob, extractor fan, double oven and a microwave with a separate utility room. The property has two air source heat pumps providing high efficiency heating and cooling. One is in the annex the other in one of the upstairs bedrooms of the main house.

To the first floor there is a galleried landing with glass balustrade providing access to the main bedroom which benefits from an en-suite shower room comprising a w/c, wash hand basin and a double shower along with a fitted storage cupboard. Bedroom two is a large, dual aspect room spanning the length of the house benefitting from two fitted storage cupboards. Bedrooms two and three to the first floor share a family bathroom complete with a w/c, wash hand basin and bath with shower over.

Adjoined to the property and accessed independently to the main house is a one bedroom annexe complete with open plan kitchen/sitting area and a downstairs shower room with a bedroom area upstairs also benefitting from built in storage areas.



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		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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

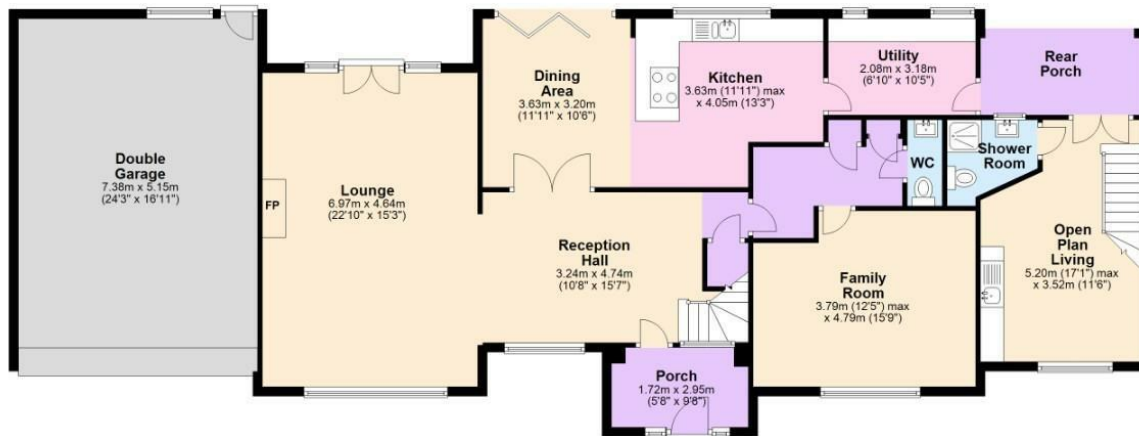
EU Directive
2002/91/EC



ROYSTON & LUND



Ground Floor
Approx. 174.4 sq. metres (1877.6 sq. feet)



First Floor
Approx. 94.2 sq. metres (1013.7 sq. feet)



Total area: approx. 268.6 sq. metres (2891.3 sq. feet)

Where every attempt 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 PlanUp.

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