

# SUPERIOR HOMES

## ROYSTON & LUND





# 3 Stanton Mews Browns

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

Royston and Lund are delighted to bring to the market this three/four bedroom versatile property located on Browns Lane in Stanton On The Wolds. Situated in its own complex creating a quiet cul de sac setting whilst still being a short drive from numerous amenities from local shops and pubs, not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre via the A606. This property would be a great fit for a growing family.

Ground floor accommodation comprises a hallway upon entry which leads into the downstairs shower room and into the main reception room. The living room is the heart of the home and benefits from dual aspect windows overlooking the front aspect and French doors leading to the sun lounge. The living room further benefits from a double door log burner, perfect for those winter months and leads into a hallway granting access to the office, snug and third bedroom. Off from the living room is the kitchen which features integrated appliances such as a double oven, five ring induction hob along with a breakfast bar area overlooking the rear garden. Off from the kitchen is the sun lounge showcasing full skylight and French doors to the rear garden which then leads into the utility room in turn granting access to the double garage.

To the first floor there are two well proportioned double bedrooms. The master bedroom having full width built in wardrobes. Both Bedrooms to the first floor share a three piece bathroom consisting of a bath along with a wash basin and WC along with ample storage space.

Facing the property there is ample off street parking via a double driveway and spacious double garage. To the rear there is an immaculately kept garden with lawn space and patio areas with planters and opportunity for summer seating.







- Versatile Family Home
- Immaculately Presented Throughout
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Sun Lounge And Spacious Utility Room
- Ample Off Street Parking Via A Double Driveway And Double Garage
- Downstairs Shower Room
- Spacious Living Room With Double Door Log Burner
- Both The Office And Snug Can Be Used As Further Bedrooms
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - E - Freehold - Council Tax Band - E









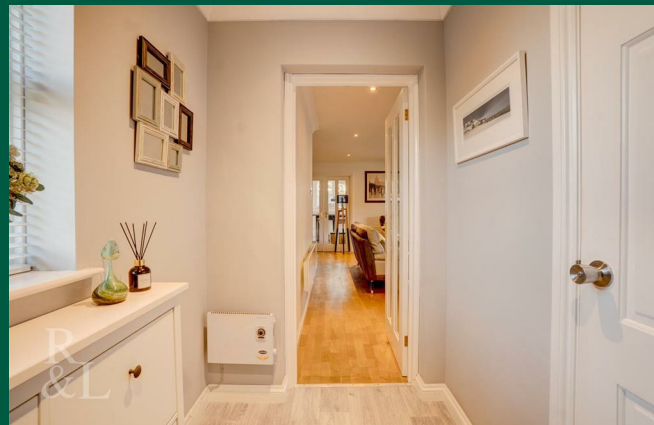






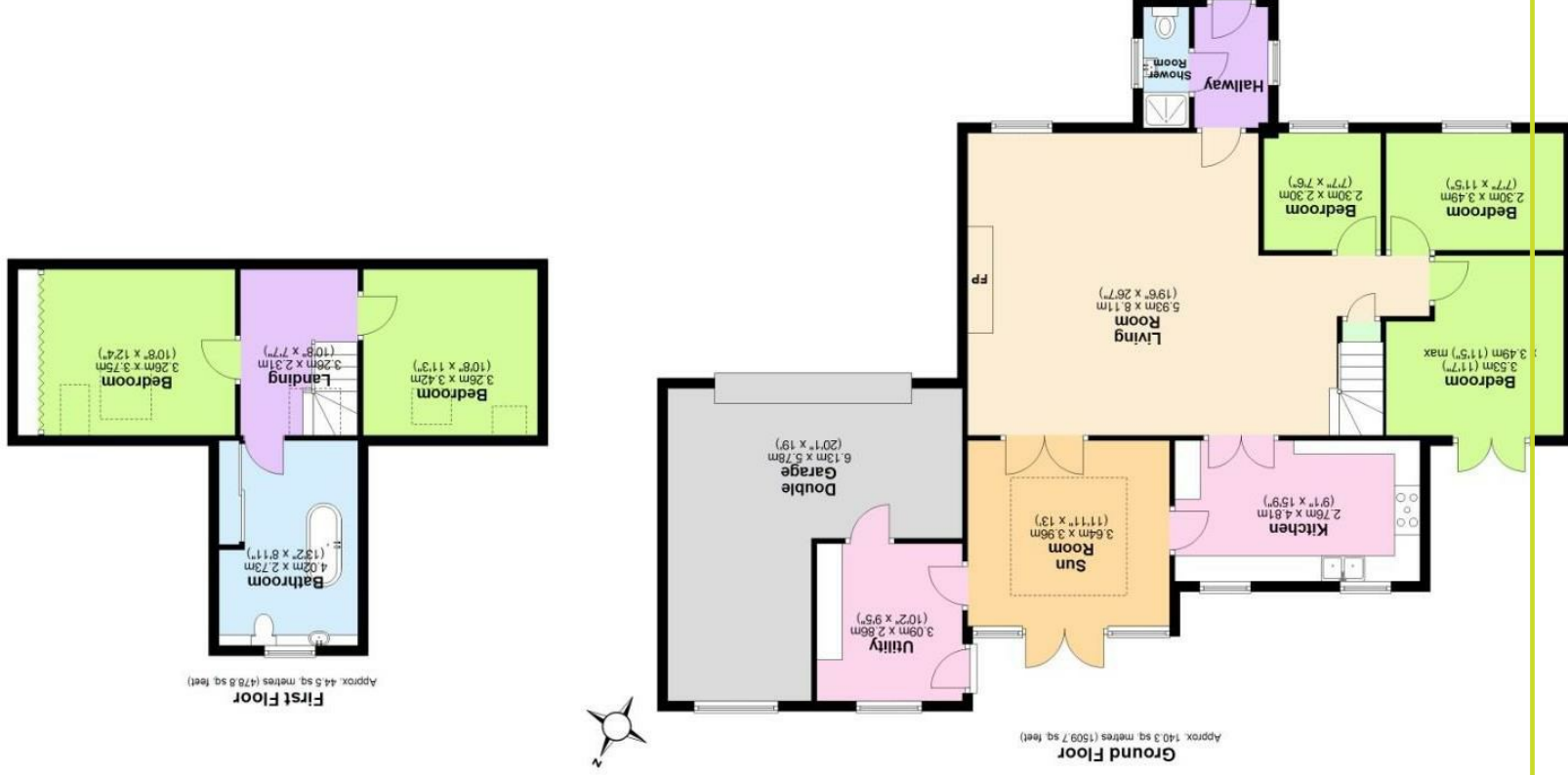


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

Total area: approx. 184.7 sq. metres (1988.5 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Current	Potential
(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			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions		Current	Potential
(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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		EU Directive 2002/91/EC	
Current		Potential	
75		53	

EPC



PROTECTED

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