Superior Homes

ROYSTON & LUND



35 Stanton Lane

Stanton-On-The-Wolds | NG12 5BE

£740,000

Royston and Lund are delighted to bring to the market this six bedroom detached property nestled on one of the most highly sought after locations in South Nottinghamshire. Situated close to numerous amenities, such as local shops, pubs and independent cafes, as well as being in the catchment area for well regarded schools and on the bus route service to Loughborough High School, Loughborough Grammar School and Nottingham High School. It is also on the doorstep of an award winning golf club.

This versatile family home on Stanton Lane offers impressive ground floor accommodation that includes four main reception rooms. These comprise two living rooms with large windows that provide abundant natural light, complemented by period-appropriate open fireplaces ideal for winter months. The dining room is spacious and perfect for hosting family and friends, leading into a generously sized sunroom with a skylight that brightens the space and provides access to the rear garden via French doors.

The kitchen/family room is another highlight, featuring integrated appliances, including a Rangemaster oven and hob with a built-in extractor fan, a built-in fridge/freezer, and a dishwasher for added convenience. The kitchen also includes an additional dining area at the rear, with further access to the garden through French doors. The ground floor also comprises a double bedroom with a three-piece en-suite, a utility room with additional access to the rear garden, and a downstairs WC.

The first floor hosts four double bedrooms, all equipped with built-in wardrobes. The main bedroom features a four-piece ensuite, while all other bedrooms have access to a separate family bathroom. The second floor includes an additional double bedroom, currently used as an office, along with eaves storage space.









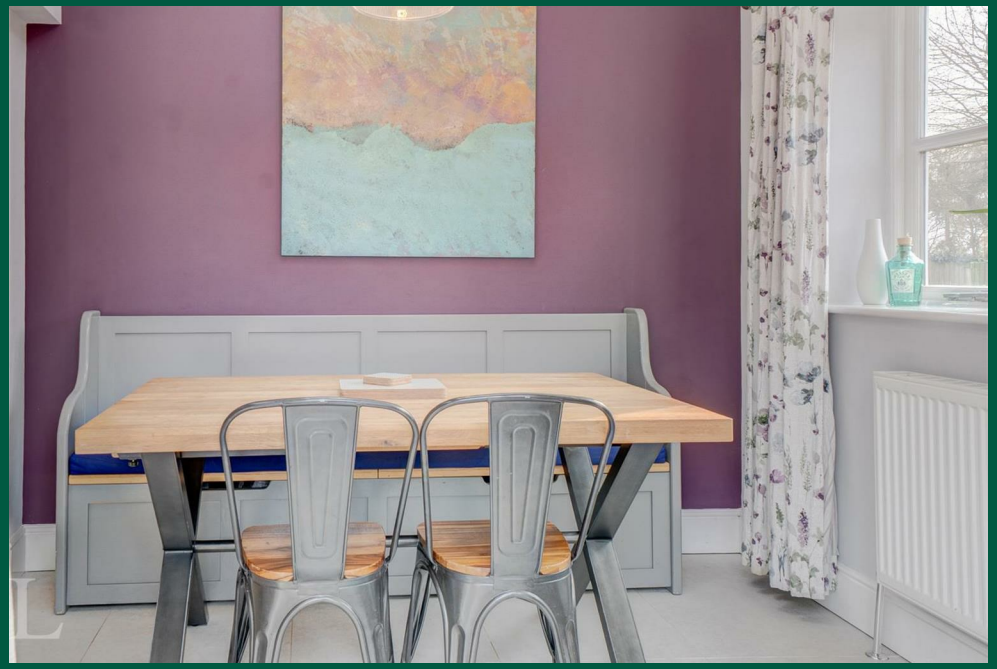


- Premium Location
- Six Bedrooms And Ensuites
- Solar Panels And EV Charger
- Immaculately Presented
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - F















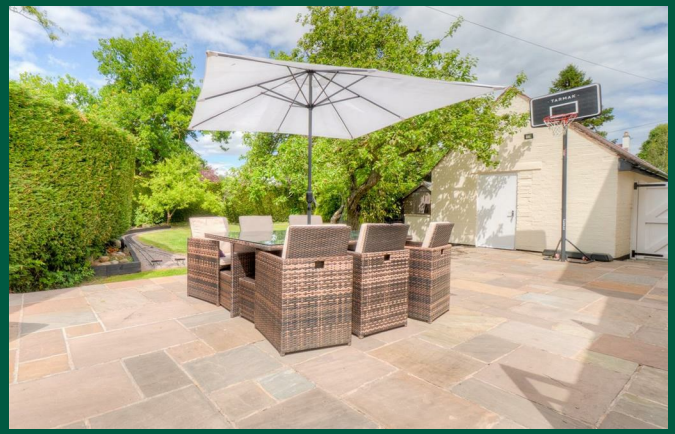














The property features ample off-street parking with a large driveway accommodating several vehicles, as well as a spacious detached garage that includes an additional half-length mezzanine floor. The rear and side aspects of the property there are wonderful patio and garden areas, which being mainly south-westerly facing, are ideal for summer entertaining and enjoyment during the warmer months. The gardens are immaculately kept and enclosed by fenced and hedged borders

Ground Floor

Approx. 132.8 sq. metres (1429.7 sq. feet)





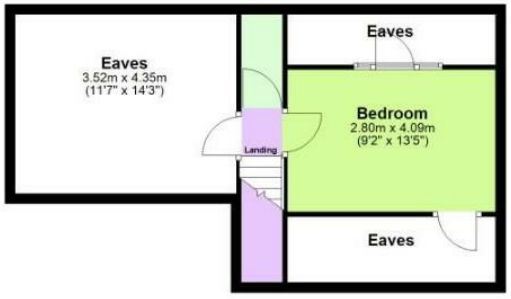
First Floor

Approx. 85.4 sq. metres (704.3 sq. feet)



Second Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 240.4 sq. metres (2587.1 sq. feet)

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.

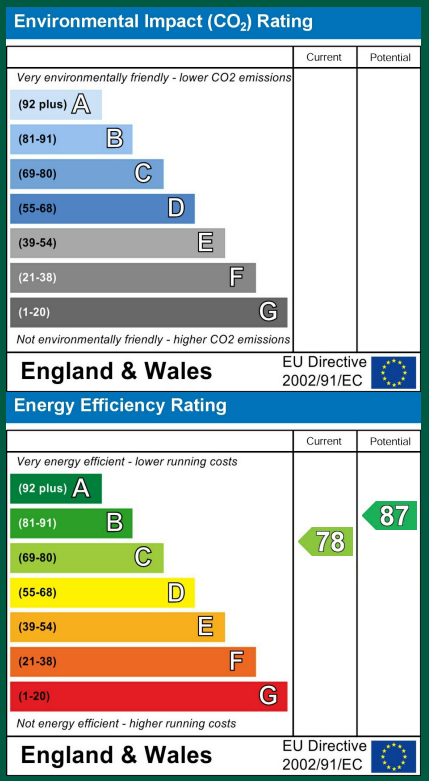
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