

# SUPERIOR HOMES

## ROYSTON & LUND





# 44 Stanton Lane

Keyworth | NG12 5BJ

£750,000

Royston & Lund are delighted to market this detached bungalow set on a glorious plot measuring approximately 1/3 of an acre on Stanton Lane, one of the areas most sought after roads. Offered to the market with no onward chain.

Backing on to the highly coveted Stanton on the Wolds Golf Course, this plot offers a rare opportunity to refurbish or redevelop (subject to relevant permissions). Planning permission has been granted previously (reference: 21/02066/FUL) for a first floor extension.

The current accommodation comprises an entrance hallway off which there is a lounge, kitchen/breakfast room, utility room, three bedrooms, the master benefitting from en-suite shower room and a bathroom.

The property is accessed via a long driveway off Stanton Lane meaning the property is set back well off the road and offers amazing views over the golf course. There is ample off-street parking and a garage and the garden is a sun trap.

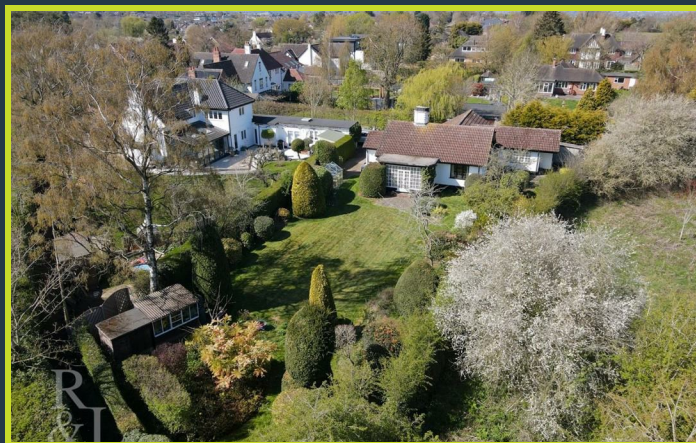
Stanton Lane is one of the areas most prestigious roads within easy reach of a wide range of local amenities including shops, pubs, takeaways, Primary Schools, South Wolds Secondary School, gyms, the leisure centre, the doctors and dentists.







- Detached
- Superb Plot Approx. 1/3 of an Acre
- Bungalow
- Planning Permission Granted Previously
- Opportunity to Refurbish and/or Redevelop
- Views Over The Golf Course
- Prestigious Road
- No Onward Chain
- EPC Rating: F
- Council Tax Band: E







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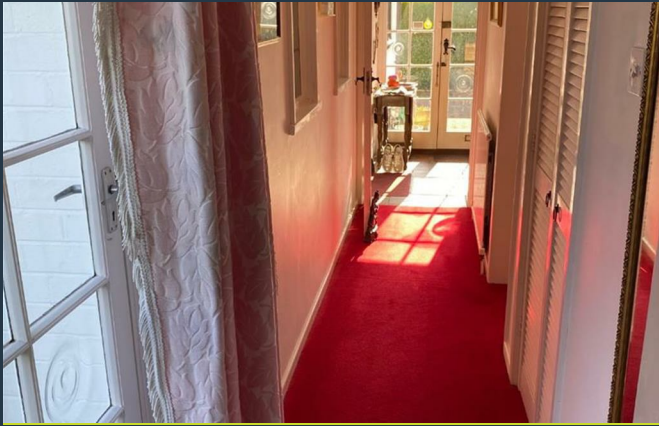














These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC	Current	Potential

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	34
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	82
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	Current	Potential

EPC

