120 Melton Road

Stanton-On-The-Wolds | NG12 5BQ | £430,000

ROYSTON & LUND

- ** CASH BUYERS ONLY **
- Planning Permission Granted For Substantial Development / 23/00774/FUL Reference Number
- A Short Drive From Numerous Amenities
- Both Double Bedrooms With Ensuites
- Set Back From The Road
- An Excellent Opportunity To Acquire Detached Property On An Acre Plot
- Ample Off Street Parking Via a Large Driveway And Double Detached Garage
- Excellent Transport Links Via The A606 And A46
- **Huge Potential For Cash Buyers And Property Developers**
- Freehold - Council Tax Band -D // EPC Rating - D

ACRE PLOT
PLANNING PERMISSION GRANTED FOR A FULL REBUILD

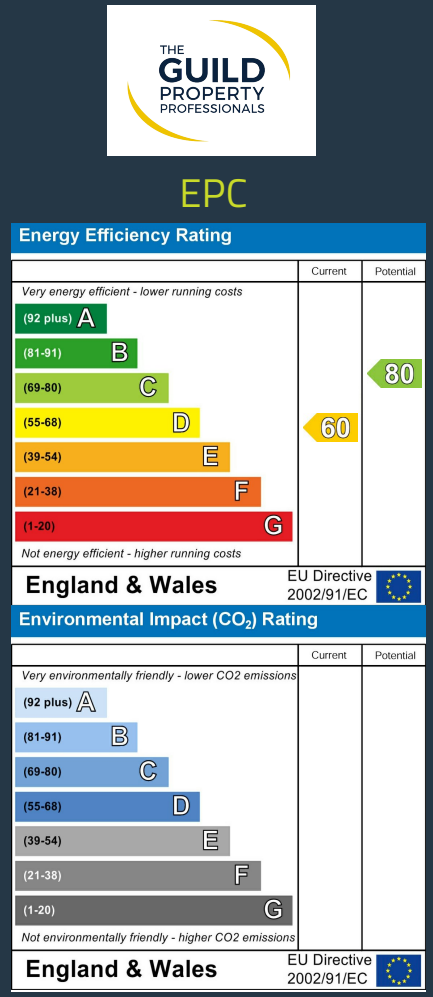
Royston and Lund are delighted to bring to the market this detached three bedroom bungalow set back from the road and positioned on an acre plot in the sought after area of Stanton On The Wolds.

Boasting of ample off street parking for several vehicles, expansive gardens that back onto established treeline and in turn onto Stanton On The Wolds Golf Course. Not to mention planning permission being approved for a full substantial family residence with detached garage. (23/00774/FUL) This property brought to the market shows a perfect incentive for the development of a dream family home. Whether that be a full refurbishment of the current buildings or a full transformation.

Current indoor accommodation comprises an entrance hall that leads into the main reception room, all three bedrooms and bathroom, garden room and kitchen dining room. The living room displays a large window to the front elevation flooding the room with natural light pieced together with a log burner for those winter months. Off from the living room is a separate study and spacious garden room that benefits from rear aspect windows overlooking the rear patio and gardens along with access via French doors. The kitchen demonstrates base and wall units with housing integrated appliances such as an eye level oven, hob and extractor fan along with more than enough room to add further freestanding white goods. The adjoined dining area shows further access to the rear patio via full width sliding doors. Off from the kitchen to the rear is a utility area, boot room and WC.

All three bedrooms are well proportioned, the master and bedroom two both have ensuites and bedroom three is a spacious single.

Total area: approx. 166.6 sq. metres (1792.7 sq. feet)



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