Superior Homes

ROYSTON & LUND



57 Stanton Lane

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

Royston and Lund are delighted to bring to the market this three-bedroom detached dormer bungalow, positioned on one of South Nottinghamshire's most desirable roads, Stanton Lane, in the highly sought-after village of Stanton-on-the-Wolds.

Offered to the market with no onward chain, this property presents an exciting opportunity for those looking to create their dream home. Whilst the property would benefit from general refurbishment and modernisation, the generous plot offers ample potential for extension and/or redevelopment (subject to the necessary planning permissions). This makes it an ideal prospect for property developers or families seeking a home they can truly make their own.

Ground floor accommodation comprises a spacious entrance hall providing access to all principal rooms, including two bedrooms, a living room, kitchen/dining room, shower room and separate WC. The living room is generously proportioned and features an attractive inglenook-style fireplace, complemented by French doors opening directly onto the rear garden. The kitchen/dining room offers a range of base and wall units, an integrated eye-level oven and microwave, and an electric hob. A charming dining nook provides space for family meals, whilst a further door offers convenient access to the rear garden.

Both ground floor bedrooms are well-proportioned doubles, each benefiting from attractive front-facing bay windows that allow an abundance of natural light to flood the rooms.

To the first floor, there is a third spacious bedroom offering excellent versatility, complete with ample built-in storage and a walk-in wardrobe which is spacious enough to be configured as an office or study.









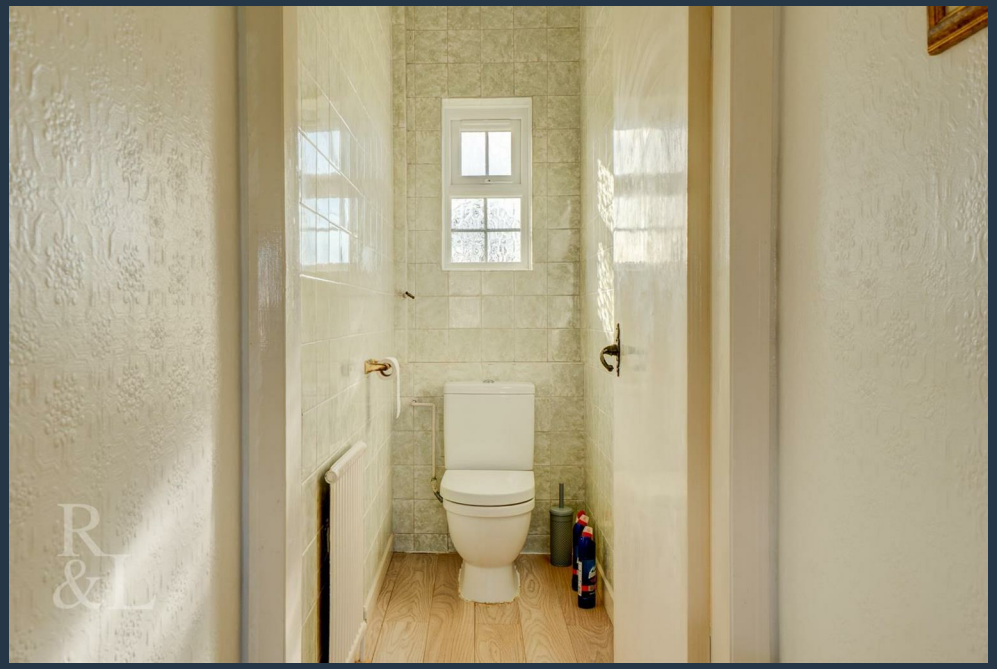


- Three Bedroom Detached
- Dormer Bungalow
- Spacious Plot Size
- Highly Sought After Location
- Ample Off Street Parking
- Excellent Opportunity For Developers
- CHAIN FREE
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - E













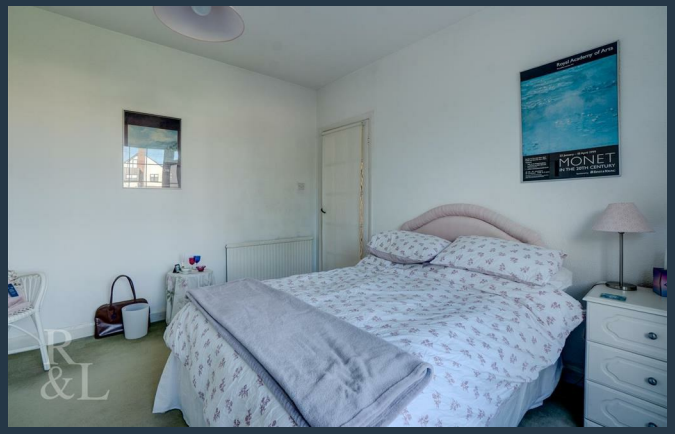



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Externally, the property enjoys an impressive frontage with a substantial front garden and ample off-street parking provided by a double tandem driveway, which leads to a single garage.

One of the property's standout features is its generous plot, extending to approximately 0.27 acres. The impressive rear garden offers a wonderful sense of space and privacy, beginning with a lovely patio area ideal for outdoor seating and alfresco dining. Beyond this, an expansive lawn stretches towards the rear boundary, complemented by established flower beds, mature apple trees and useful garden storage. The garden is enclosed by fenced boundaries, creating a fantastic outdoor space with enormous potential for landscaping, entertaining or further development, subject to the necessary permissions.

Situated within the prestigious village of Stanton-on-the-Wolds, the property enjoys a desirable semi-rural setting whilst remaining conveniently positioned for local amenities, well-regarded schools and excellent transport links to Nottingham, West Bridgford and the surrounding areas. Combining a highly sought-after location, substantial gardens and exciting potential, this is a rare opportunity to acquire a property with the scope to create a truly exceptional family home.

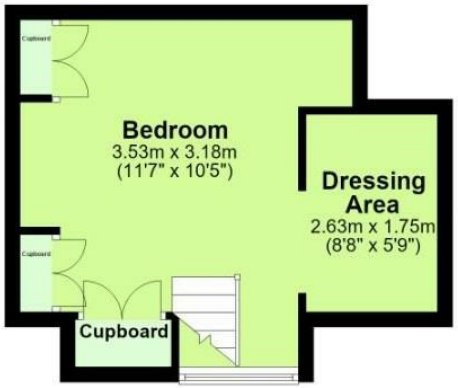
Ground Floor

Approx. 98.1 sq. metres (1056.3 sq. feet)



First Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



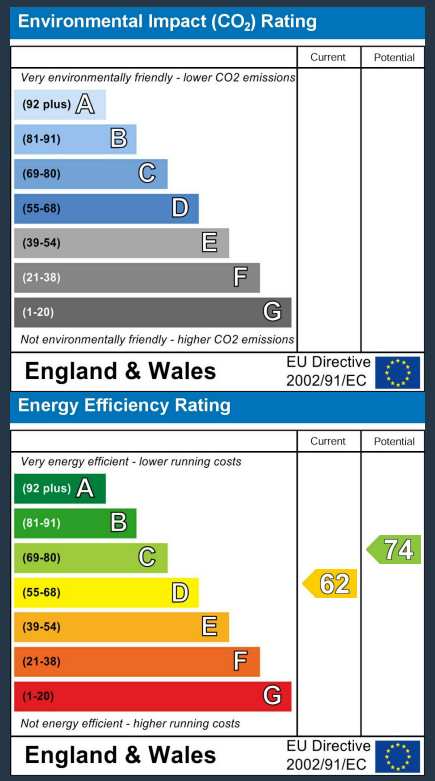
Total area: approx. 120.5 sq. metres (1297.2 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC



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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