



180 Melton Road

Stanton On The Wolds | NG12 5BQ | £795,000

ROYSTON
& LUND

- Four Bedroom Detached Family Residence
- Two Ensuite Shower Rooms And A Family Bathroom
- Two Ground Floor WC's And Utility Room
- Highly Sought After Location
- EPC Rating - D
- High Quality Fixtures And Fittings And Finished To A High Standard
- Separate Outhouse And Single Garage That Can Be Used To The Buyers Discretion
- Ample Off Street Parking For Several Cars Including A Roundabout Driveway And Double Garage
- Close By To Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax Band - F





Royston and Lund are delighted to bring to the market this beautiful four-bedroom detached family home, boasting over 3,000 sq ft of accommodation on Melton Road in the desirable village of Stanton-on-the-Wolds.

The ground floor accommodation comprises a spacious entrance hall leading to the main reception room, dining room, kitchen, office, downstairs WC, and staircase to the first floor.

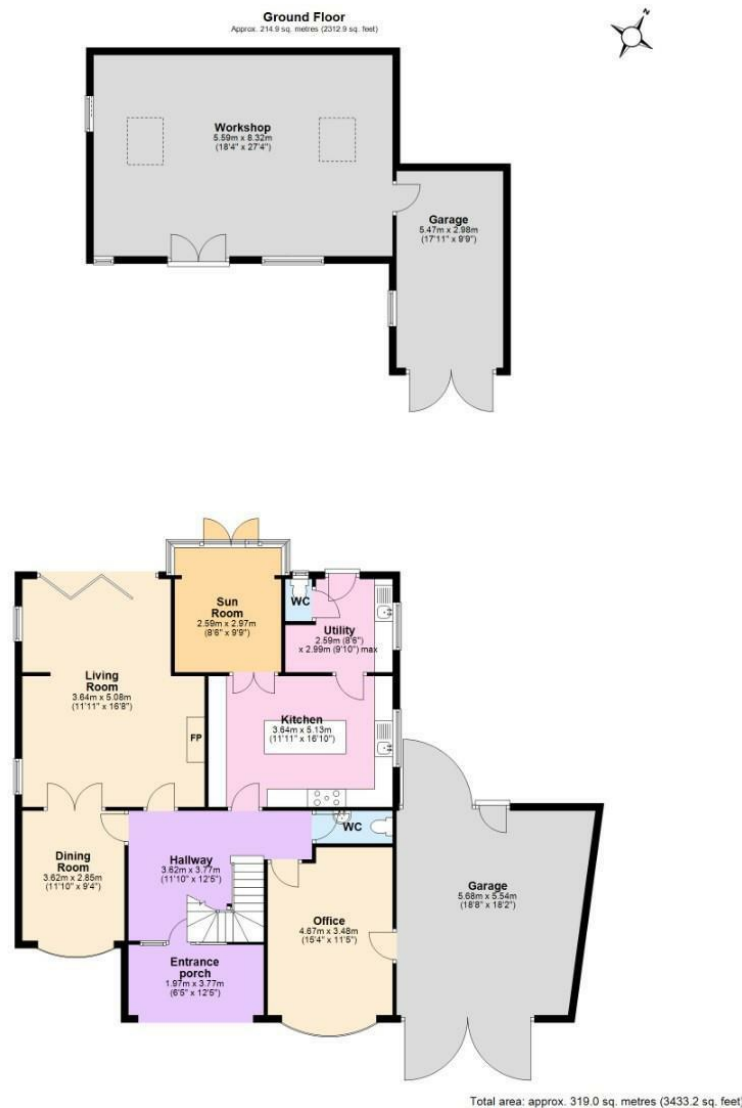
The extended living room is generously proportioned and benefits from dual windows to the side aspect, along with full-width bi-fold doors to the rear, providing access to the garden. Accessed via French doors from the living room is the formal dining room, which offers ample space for entertaining family and friends while enjoying views over the front elevation through an attractive curved bay window.

The kitchen diner is spacious and features high-quality wall and base units, a central island housing integrated appliances, and extensive worktop space for additional freestanding appliances. The kitchen leads to a useful utility room with a separate WC, access to the garden, and a convenient sun room featuring a bay window and French doors providing further access to the rear garden.

The office, located at the front of the property, is well proportioned and benefits from a further curved bay window that floods the room with natural light. An internal door provides access to the double garage. The ground floor is completed by an additional WC.

To the first floor, a spacious landing provides access to four well-proportioned double bedrooms. The principal bedroom benefits from a full-length built-in wardrobe and dressing area, which leads through to the bedroom and, in turn, to an en-suite shower room. Bedroom two also features built-in wardrobes and storage, as well as its own en-suite shower room.

The remaining bedrooms are served by a four-piece family bathroom, comprising a bath, separate shower enclosure, wash basin, and WC.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

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.

**ROYSTON
& LUND**