

SUPERIOR HOMES

ROYSTON & LUND



44 Stanton Lane

Stanton On The Wolds | NG12 5BJ

£565,000

Royston & Lund are delighted to market this detached bungalow offering three double bedrooms, each with built-in wardrobes set on a glorious plot measuring approximately 1/3 of an acre on Stanton Lane, one of the areas most sought after roads. Available on the market for the first time since 1947, having been in the same family since then, the property is 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 to create an additional two bedrooms and a family bathroom to the first floor, allowing someone to capitalise on the outstanding views over the golf course over toward Stanton Church.

The current accommodation comprises an entrance hallway off which there is a lounge, kitchen/breakfast room, utility room, three double bedrooms, the master benefitting from an 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 plus two garages with a glorious, mature garden providing a peaceful, private 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.

Please call the office on 0115 9811 888 opt. 3 to arrange an early viewing and avoid disappointment.





- Detached Bungalow
- Superb Plot Approx. 1/3 of an Acre
- Three Double Bedrooms
- Prestigious Location on Stanton Lane Overlooking Golf Course
- Opportunity to Develop
- Planning Permission Granted Previously
- Mature Garden Providing a Sun Trap
- No Onward Chain
- Direct Access from Garden to Golf Course
- Council Tax Band: E - EPC Rating: F



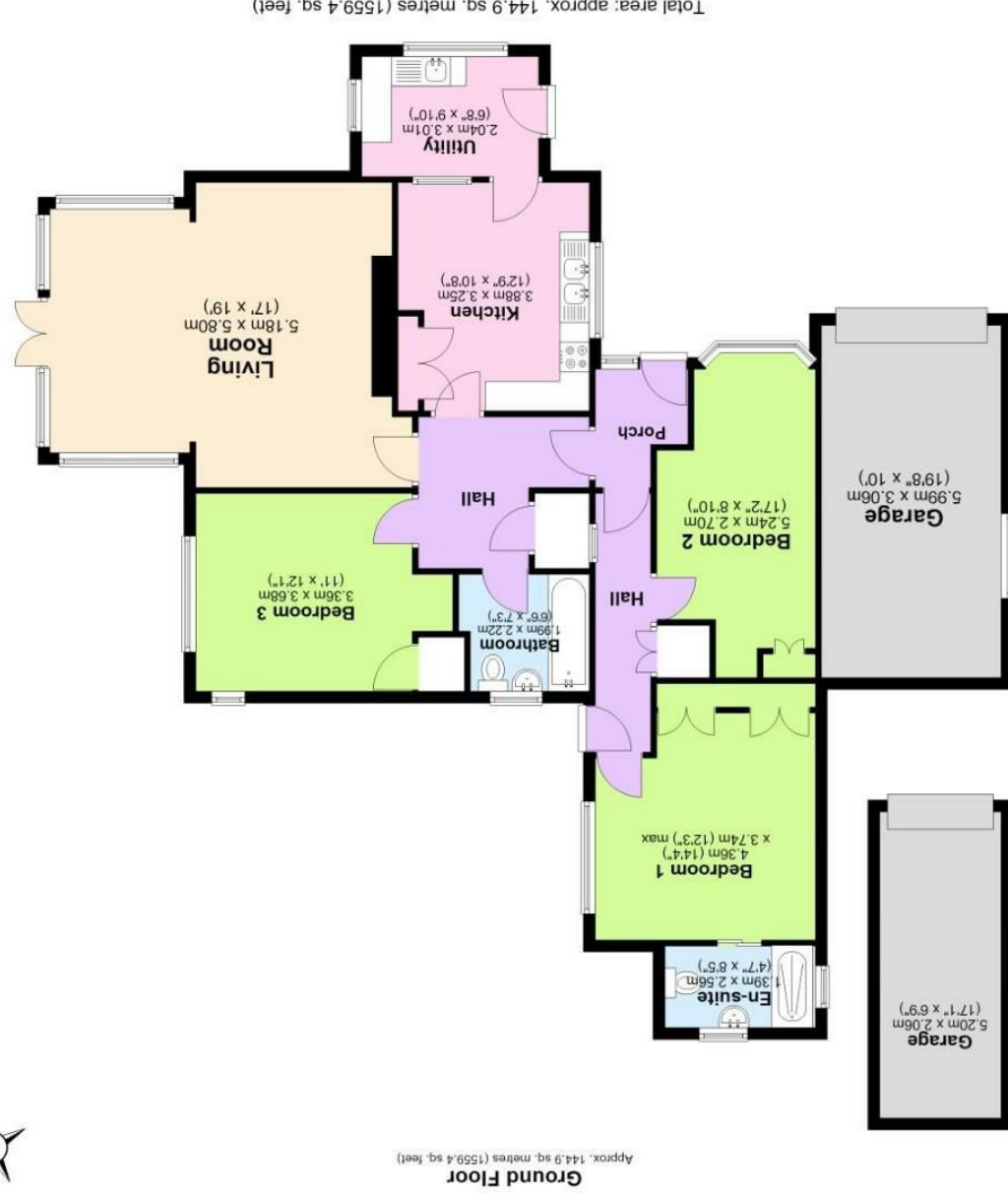








These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	Potential	

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

EPC



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