

# SUPERIOR HOMES

## ROYSTON & LUND





# 33 Stanton Lane

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

Royston and Lund are delighted to bring to the market this three-bedroom detached family residence, positioned on one of Nottinghamshire's most prestigious roads, Stanton Lane in Stanton-on-the-Wolds.

Brought to the market with no chain, this property boasts an excellent plot size with an expansive garden that is not overlooked. Not to mention, it is just a short drive away from the numerous amenities that Keyworth has to offer, including local shops, pubs, and cafés. Sitting within the catchment area for highly regarded schools and offering excellent transport links into the city centre and neighbouring villages, this property would be a great fit for a family.

Ground floor accommodation comprises an entrance hall that leads to the lounge/dining room, living room, downstairs WC, and kitchen. The lounge, overlooking the front elevation, is a generous size with a front-aspect bowed window, complemented by a stylish fireplace. The main living room offers ample space, with full-width sliding doors to the rear aspect leading to the rear garden. Off the living room is the sun lounge, which showcases full wraparound windows, flooding the space with natural light while granting further access to the gardens via a side door. The kitchen can be accessed through the main hallway and from the sun lounge, and benefits from plenty of space for freestanding appliances, as well as base and wall units. The ground floor is completed by a pantry and a downstairs WC.

To the first floor, there are three well-proportioned bedrooms. The master double bedroom displays dual-aspect windows and built-in wardrobe space. Bedroom two is a further double, and bedroom three is a spacious single. All three bedrooms share a shower room consisting of a shower and wash basin, with a separate WC.







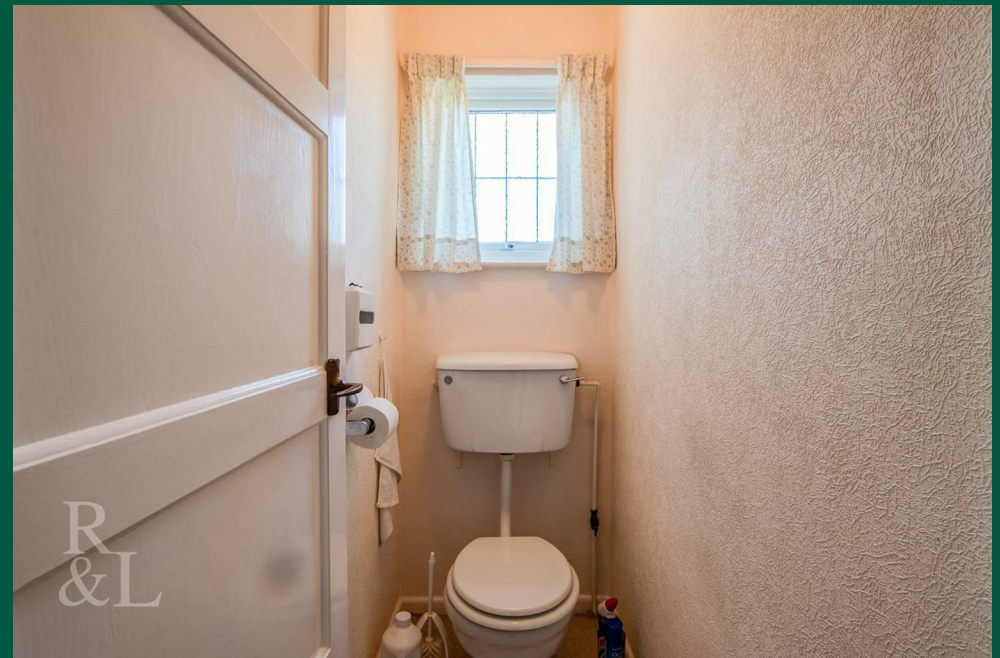
- Three Bedroom Detached Family Home
- Opportunity To Put Your Own Stamp On Things
- NO CHAIN
- Ample Off Street Parking
- Expansive Plot
- Set On The Prestigious Stanton Lane
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - E
- Freehold - Council Tax Band - D







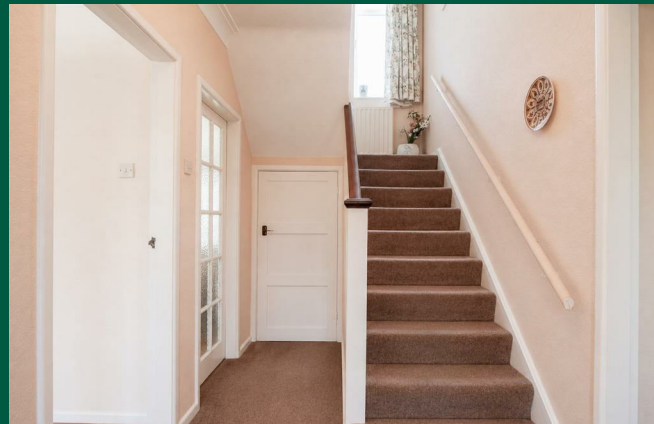






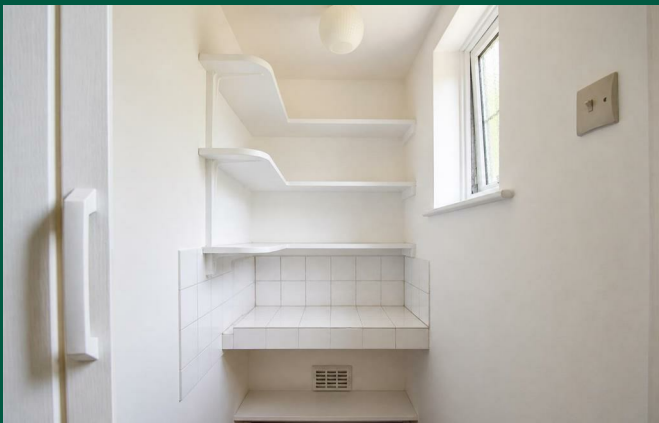






Facing the property, there is off-street parking via a double tandem driveway and double garage with a single door and pedestrian access. There is space to the right-hand side, incorporating an established silver birch tree.

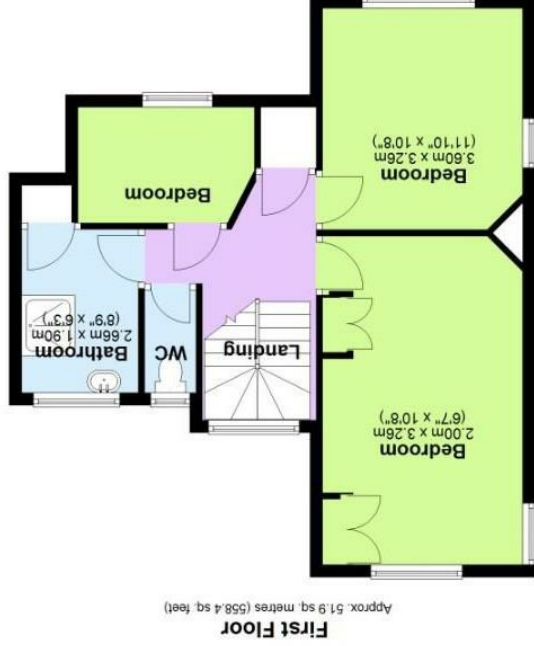
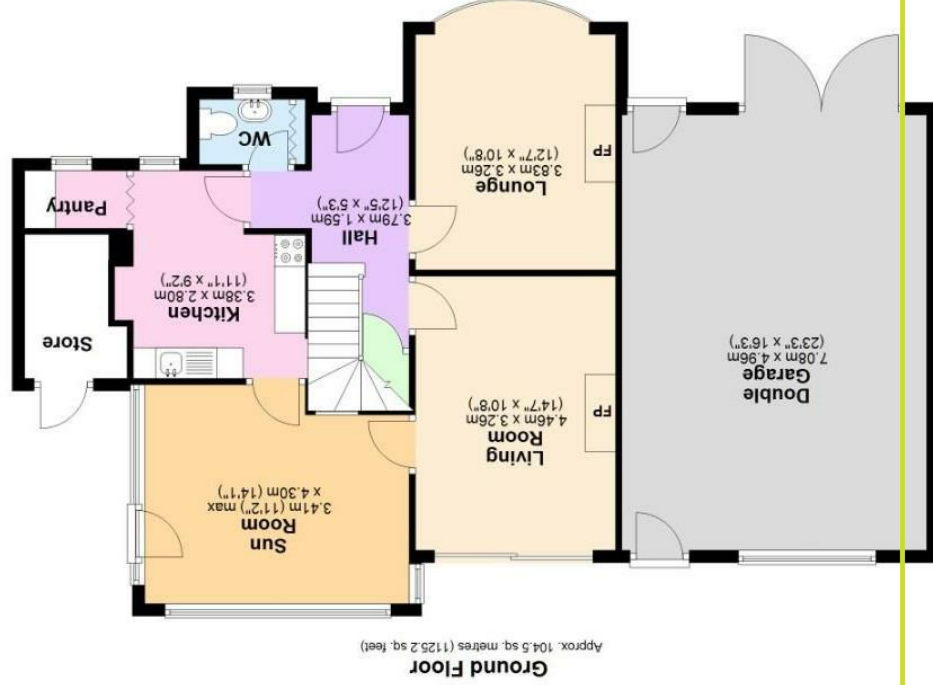
To the rear of the property, you will find an expansive garden that stretches back and is lined with flower beds showcasing mature shrubbery and established trees, ensuring privacy and that the garden is not overlooked.





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.

Total area: approx. 156.4 sq. metres (1683.6 sq. feet)



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

EPC



PROTECTED

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