

SUPERIOR HOMES

ROYSTON  
& LUND



# 180 Melton Road

Stanton On The Wolds | NG12 5BQ

£795,000

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.





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







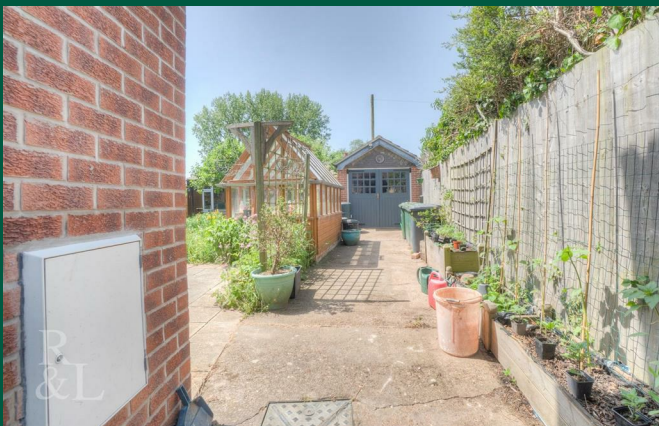




To the front, the property is approached via a brick-built entrance framed by mature hedgerows, leading to a circular driveway with a central island featuring established trees and lawned areas. The driveway provides ample off-street parking for several vehicles and gives easy in and out flow and access to the double garage.



To the rear, the property continues to impress with an extensive patio area, easily accessible from the rear of the house and providing the perfect space for outdoor seating, entertaining, and al fresco dining during the summer months. The garden also features a pond bordered by mature shrubs and cottage-style planting, along with a greenhouse.



A particular feature of the property is the substantial 18ft x 27ft outbuilding, currently configured as a workshop with a log burner. Offering excellent versatility, this space could be adapted to suit a variety of uses, including a self-contained annexe (subject to any necessary consents), home gym, studio, or office. The workshop also benefits from access to an adjoining single garage.

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.

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

## EPC

