

Dunbar Way

Ashby-de-la-Zouch, LE65 1AT

John 
German



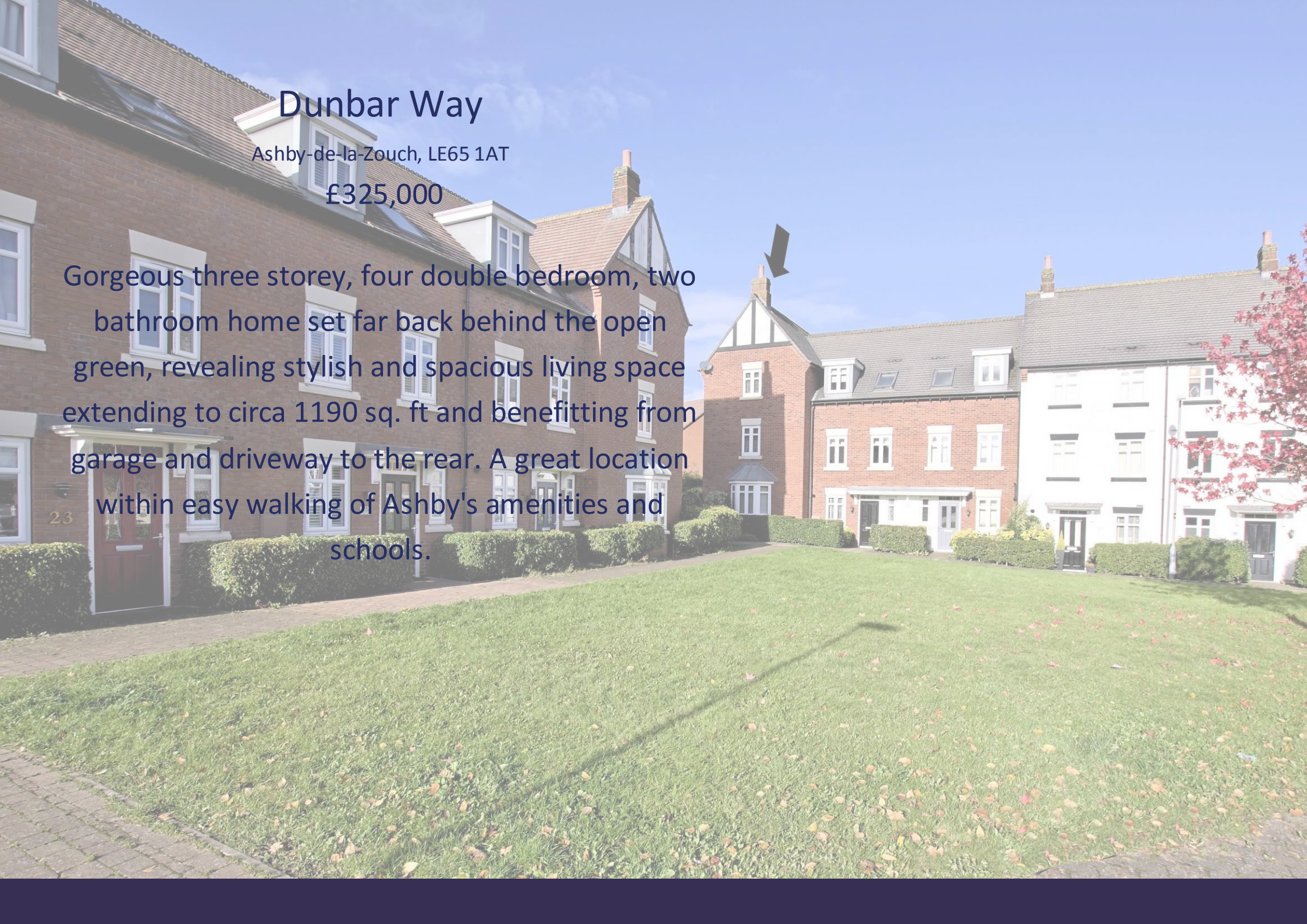


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£325,000

Gorgeous three storey, four double bedroom, two bathroom home set far back behind the open green, revealing stylish and spacious living space extending to circa 1190 sq. ft and benefitting from garage and driveway to the rear. A great location within easy walking of Ashby's amenities and schools.



This wonderful three storey property benefits from the remainder of its NHBC warranty and sits pleasantly back behind the development's open green space. The location is excellent, being a simple 10 minute walk from your front door into the town centre's bustling high street filled with its many coffee shops, boutiques, restaurants and bars, Ashby school and Ivanhoe school are also within easy walking distance.

Step inside and you are greeted by a spacious reception hallway with stairs leading off, and very useful guest cloakroom lies to your left, and beneath the stairs is an excellent sized storage cupboard with lots of room for shoes and coats.

To your right is a wonderful size open plan kitchen/dining room which offers plenty of room for cooking, eating and socialising. Hi gloss contemporary cabinets wrap around two sides of the room offering plenty of storage, and black contrasting counter tops with inset stainless steel gas hob and matching splashback behind and extractor hood above. There is an eye level double oven alongside integral dishwasher and washing machine. The kitchen has plenty of room for a dining table with space to spare for a cosy seating area.

Next is the lounge and this benefits from an attractive panelled wall which provides a stylish focal point. The dual aspect windows overlook the gardens to the rear and side and French double doors open out onto the patio beyond.

Upstairs arranged over the two following floors you will find there are four excellent size double bedrooms, all have fitted wardrobes and all enjoy dual aspect windows allowing for natural light.

The principal bedroom has the benefit of an en-suite shower room with oversized shower cubicle, WC and pedestal wash hand basin with attractive tiling. The family bathroom serving the three remaining bedrooms lies on the second floor and is finished in white, which offers bath with shower above and glazed shower screen, pedestal wash hand basin and WC and complementary tiling to the walls.

Outside the property has a pathway approach from the front leading past the open green and onto the lawned private fore garden. Gated side access leads to a paved side garden area with room for shed and storage etc, and onto the main lawned rear garden which enjoys great privacy and has a large full width patio area and gated rear access which leads to a rear drive and single garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

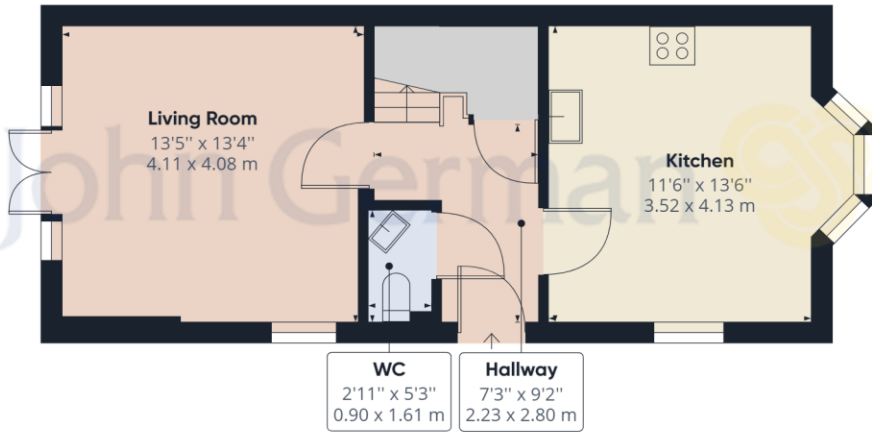
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07112023

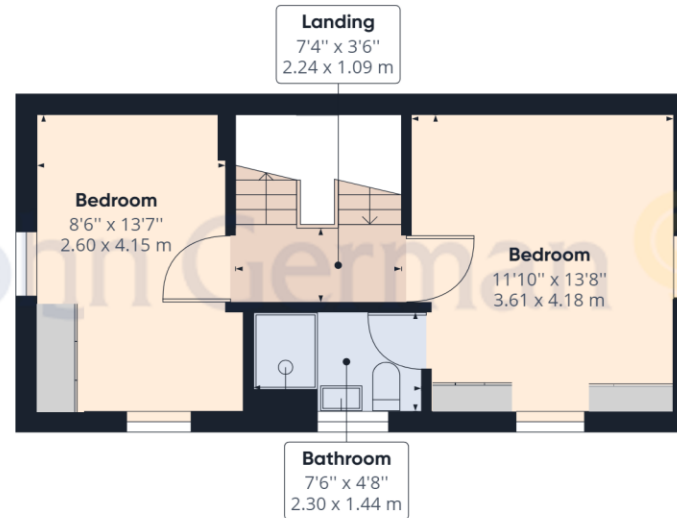
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D



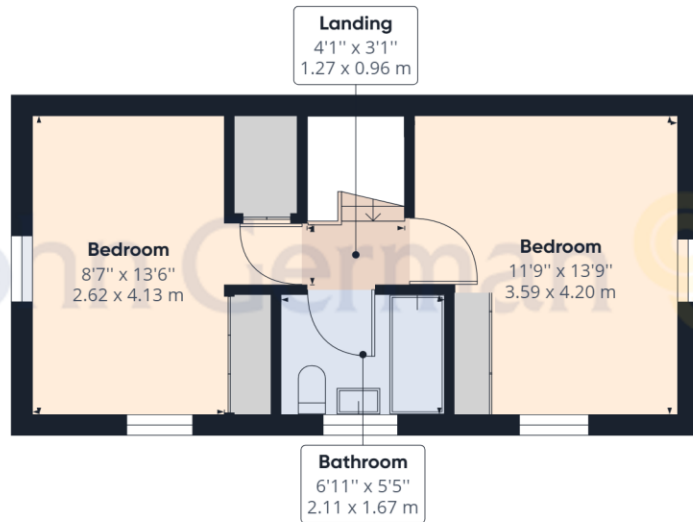




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1190.88 ft²

110.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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