

Dunbar Way

Ashby-de-la-Zouch, LE65 1AQ



Charming two-bedroom bungalow on a corner plot with sweeping driveway and single garage. Light-filled open-plan lounge/diner with bay windows and feature fireplace. Refitted kitchen and bathroom, private south-facing garden, potential to extend. Perfectly formed and move-in ready.

£350,000

John German 

The entrance hall leads you into a light-filled open-plan living/dining room, featuring a walk-in front-facing bay window and a second window to the side. A feature fireplace serves as the focal point, creating a warm and inviting atmosphere. There is plenty of room for dining table.

The kitchen is a delightful oak shaker-style range with feature granite worktops, an under-counter sink, and a pillar mixer tap. It is fitted with a full range of integrated Miele appliances, including a dishwasher, oven, gas hob with extractor hood, washing machine, and fridge freezer. Tile flooring runs underfoot, complemented by contemporary radiators, and a UPVC double-glazed door provides direct access to the driveway and garage.

Bedroom one is a generous king-size room with an extensive range of fitted bedroom furniture, including hanging space, over-bed storage, bedside units, and a chest of drawers. A double-glazed door opens onto the rear garden, enhancing the room's light and accessibility. Bedroom two features fitted wardrobes and drawer units, perfect for a three-quarter bed, or, as currently used, a garden room sitting area with a double-glazed door leading outside. It also benefits from a private ensuite with a WC, wash basin and floor to ceiling storage cupboard.

The family bathroom is a luxurious space, fully tiled from floor to ceiling with a contemporary ladder-style radiator. It includes a WC, a walk-in shower, and a stylish vanity unit with a natural marble-effect countertop, inset wash basin, and storage beneath.

Outside, the rear garden is private and south-facing, featuring a large shaped paved patio and neatly maintained lawns bordered by well-planted borders. A gated side access leads back to the front elevation, where there is a sweeping shared driveway approach culminating at an extensive drive and single garage.

Agent notes:

The property lies at the end of a shared private driveway approach. There is a permitted access to the rear garden of 107 Leicester Road across the driveway at the side of the plot.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/17032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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