

SUPERIOR HOMES

ROYSTON & LUND



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69 Dunbar Way

| LE65 1AT

Offers In The Region Of £560,000

Royston and Lund are pleased to bring to the market this conveniently located five double bedroom family home on a highly sought after modern development in Ashby de la Zouch. The home is approached via tree lined street with outlook over open space and benefits from versatile living accommodation over three storeys and has ample off street parking with a gated driveway that leads to a detached double garage. Situated with fantastic transport links for the A42 and within close proximity of the centre of Ashby, where you can find a whole host of amenities including shops, restaurants, bars, pubs and coffee shops.

Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen/diner and stairs to the first floor. The lounge and dining area both feature bay windows and the kitchen area is enhanced by a range of fully integrated appliances including a fridge/freezer, double oven, hob, dishwasher and a separate utility room.

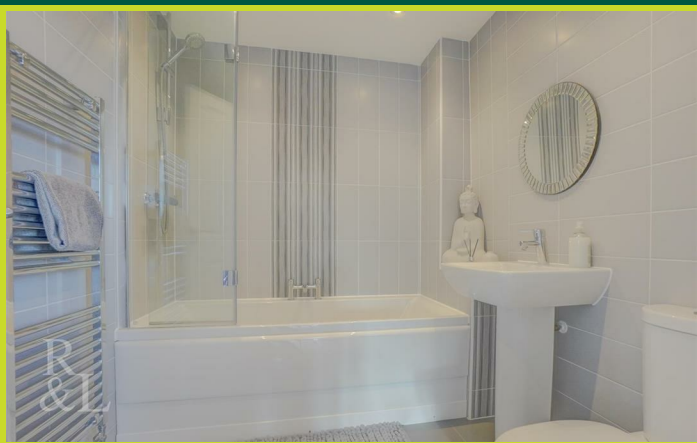
To the first floor there are three well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. All three bedrooms benefit from built in wardrobes and the main bedroom also has an en-suite shower room. To the second floor there are two further bedrooms and a separate shower room.

To the rear of the property there is an enclosed landscaped garden with a lawn, patio area, artificial lawn area fenced boundaries and secure gated access to the driveway & detached double garage. The Garage could offer potential to extended or creation of further living space and the pitched roof in the garage allows extra storage space. The home benefits from a prime position adjacent to open space providing seclusion and plenty of direct sunlight in the garden.





- OFFERS IN THE REGION OF £560,000
- Detached Family Home - Three Storeys - Five Double Bedrooms
- Double Aspect Kitchen, Lounge, Main Bedroom & Second Bedroom
- Large Gated Driveway and Detached Double Garage
- Kitchen & Utility Room
- Bathroom, Shower Room and En-suite
- Bi-Zoned Thermostatic Heating Control - Additional storage with boarded roof space
- Built in Wardrobes Throughout
- EPC Rating B - Freehold
- Council Tax Band F - 2 years NHBC warranty remaining No maintenance charges







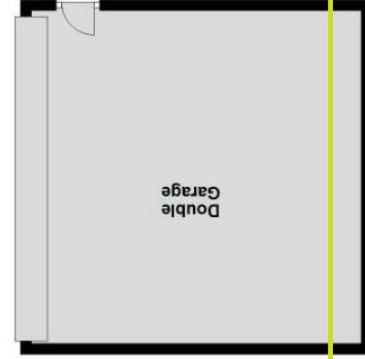
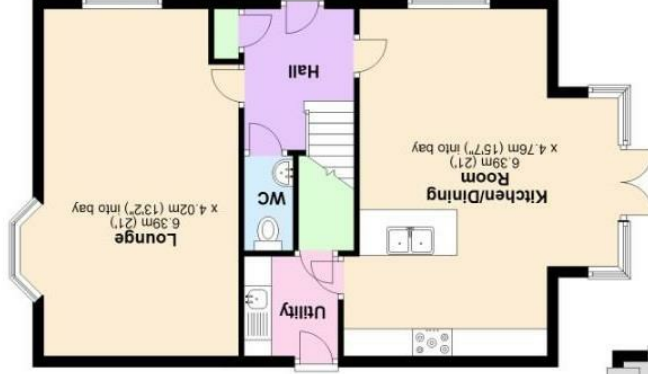
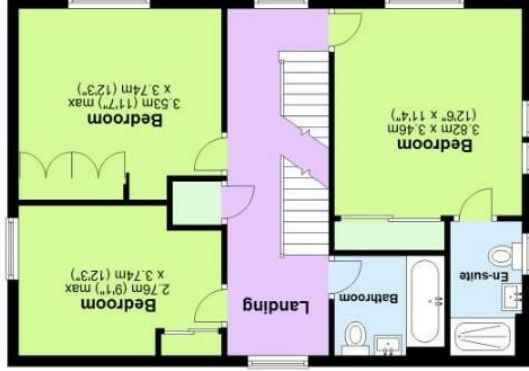
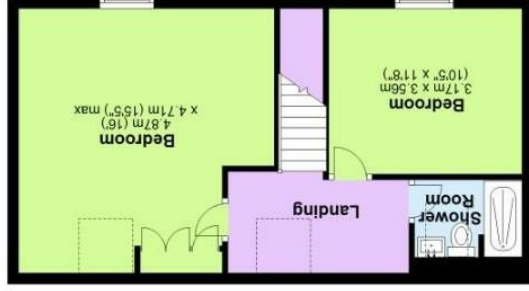


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 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 CO2 emissions	
Current	Potential	Current	Potential
	84		92



Total area: approx. 167.3 sq. metres (1801.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

The Property Ombudsman