



26 Dunbar Way

| LE65 1AR | Guide Price £340,000

ROYSTON  
& LUND



- Guide Price of £340,000 - £350,000
- Split Level Living
- Southerly Facing Garden
- No Upward Chain
- EPC Rating C
- Three Storey Townhouse
- Sun Terrace Off The Lounge
- Driveway & Garage
- Freehold
- Council Tax Band D







Guide Price of £340,000 - £350,000

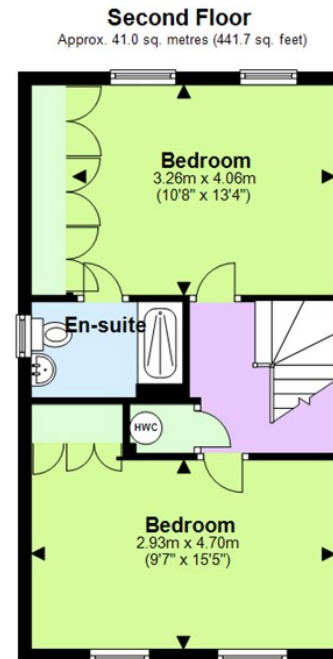
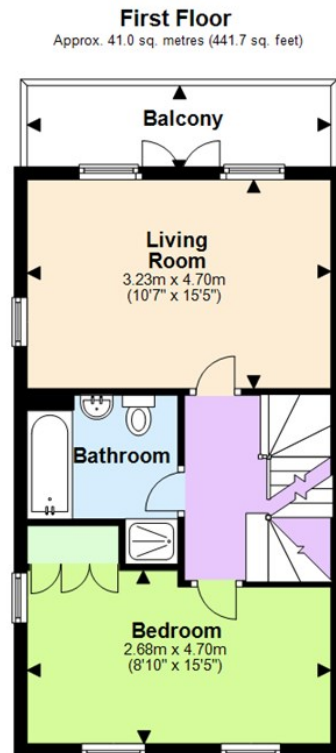
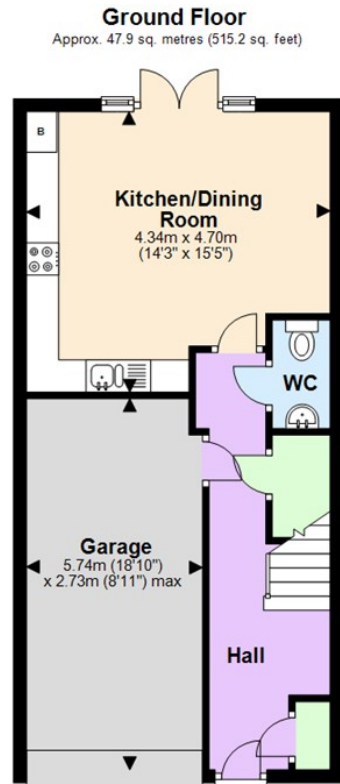
Royston and Lund are delighted to bring to the market this modern three storey townhouse in Ashby de la Zouch, sold with no upward chain. Situated on a highly sought after recently built development, close to the centre of Ashby, this home is well presented throughout and offers versatile living accommodation over three floors. There is off street parking, a single garage and fantastic transport links for the M42.



Entering into the hallway that benefits from built in coat cloaks cupboard and a downstairs WC, there is access into the kitchen/diner, garage and stairs to the first floor. The kitchen area has a range of fully integrated appliances including a double oven, hob and extractor fan with space for further freestanding appliances, as well as a separate utility area within the garage that has space for a washer and a dryer.

To the first floor there is a lounge with sun terrace at the rear, as well a double bedroom with built in wardrobe and a three piece bathroom consisting of a bath, separate shower, WC and wash basin. To the second floor there are two further double bedrooms that have built in storage and there is an en-suite shower room to the main bedroom.

The property fronts onto a green area and has a driveway, garage and secure gated access down the side. To the rear there is a southerly facing landscaped garden with mature shrubs, lawn, patio and fenced/walled boundaries.



Total area: approx. 129.9 sq. metres (1398.5 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	88

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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