



24 Dunbar Way

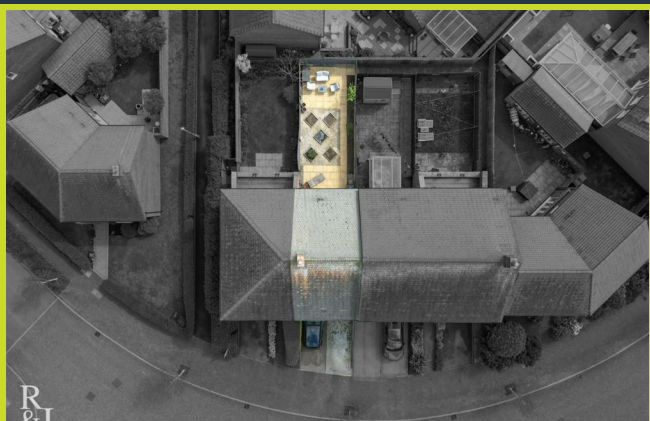
| LE65 1AR | Guide Price £325,000

ROYSTON  
& LUND



- Guide Price  
£325,000 -  
£335,000
- Kitchen/Diner
- Principal Bedroom  
with Ensuite
- Close Amenities
- EPC C
- Three Bedroom  
Townhouse
- Separate Lounge
- Low Maintenance  
Garden
- Council Tax D
- Freehold





Guide Price £325,000 - £335,000

Situated in a fantastic location within close proximity of the Market Town of Ashby de la Zouch, this versatile home is delightfully presented throughout. Entering on the ground floor you are greeted by a good sized hallway with stairs leading to the first floor, internal door to the garage, storage cupboards and ground floor bedroom which is currently being used as a snug lounge benefitting from French doors leading to the garden and in addition has an ensuite shower room.

Leading to the first floor the accommodation comprises, large fully fitted kitchen/diner to the rear elevation and spacious lounge to the front. Both rooms have two windows. Further staircase leads to the top floor and here sits two good sized double rooms again with two windows that allow the light to flood in. The principle suite has a well appointed ensuite shower room and off the landing lies a family bathroom.

Outside it has a double width driveway which leads to the integral garage. To the rear of the home sits a low maintenance garden with gated access.







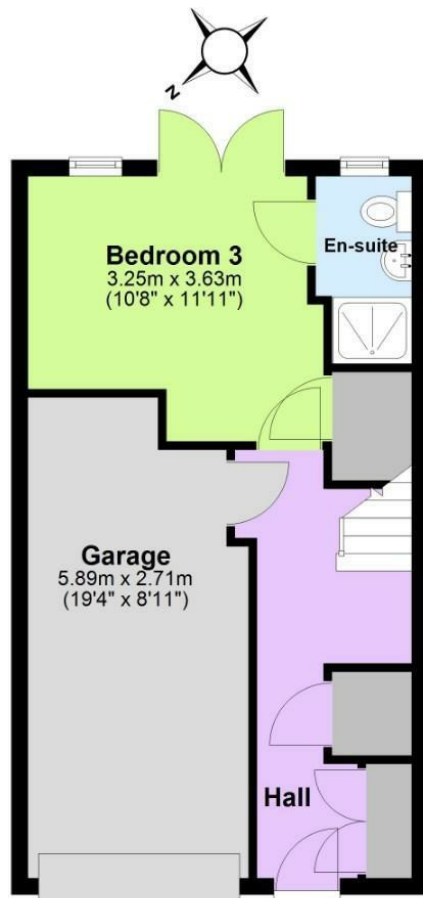
## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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## Ground Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



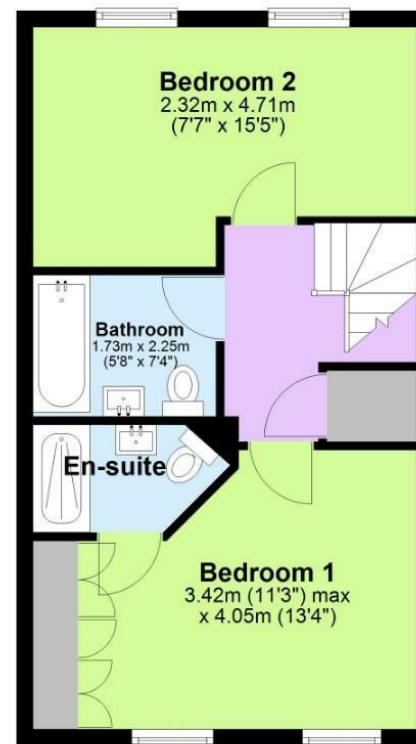
## First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



## Second Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 120.0 sq. metres (1292.1 sq. feet)

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.