



16 Dunbar Way, Ashby de la Zouch, Leicestershire, LE65 1AR

HOWKINS &
HARRISON

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Ashby de la Zouch,
Leicestershire, LE65 1AR

Asking Price: £625,000

An extended, substantial David Wilson 'Buckingham', detached family home. Altered and extended from the original build with a modern, luxury 30ft refitted open plan living kitchen running the full width of the property and an additional 23ft garden room.

This five bedroom, three bathroom detached property benefits from a sitting room; study; utility room; ample off street parking; double garage and easy to maintain landscaped gardens.

Features

- Extended 2420 sq ft accommodation
- Luxury 30 ft quartz topped living kitchen
- Superb 23 ft garden room
- Large master bed with dressing room & ensuite
- Double garage plus ample off road parking
- Easy to maintain fully landscaped gardens
- Walking distance of Ashby Schools & town centre
- Excellent commuter facilities



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form.

The property is located conveniently for the development community hall, post box and with communal gardens and grounds.



Accommodation details - Ground Floor

A traditional entrance door leads into the entrance hall with doors leading off to the front elevation reception rooms, including an office and sitting room with contemporary wall mounted fireplace. To the rear and dominating the accommodation is a magnificent fully refurbished open plan living dining kitchen with an range of integrated appliances and quartz wrap around work surfaces. Leading off is an exceptional further addition to the standard configuration in the form of a 23ft garden room overlooking the landscaped easy to maintain gardens. Finally there is a ground floor utility room and WC.

First & Second Floors

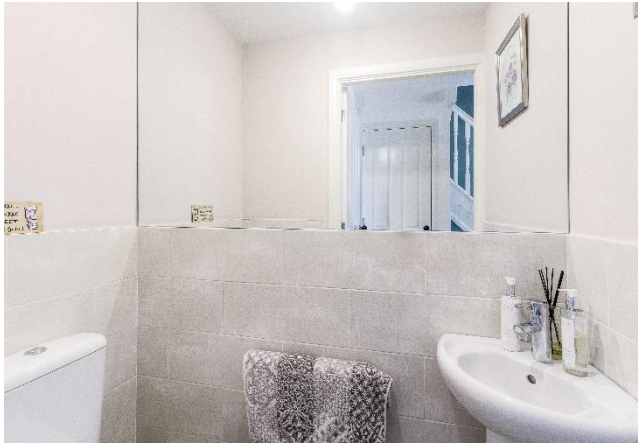
On the first floor you will find the main bedroom with a walk in wardrobe area and four piece en-suite. There are also two further double bedrooms including a generous rear bedroom with a full range of fitted wardrobes and family four piece bathroom. To the second floor, here you will find excellent teenage rooms, both doubles, one of which has fitted wardrobes and a jack and Jill door to the third four piece bathroom.

Outside

The property is approached over a tarmac driveway providing hard standing for numerous vehicles leading to the detached double garage which benefits from power and light. Gated access is available to the side elevation which in turn leads to the landscaped rear garden which currently incorporates a paved patio, shaped lawns and an evening entertainment area together with greenhouse and planting.









Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

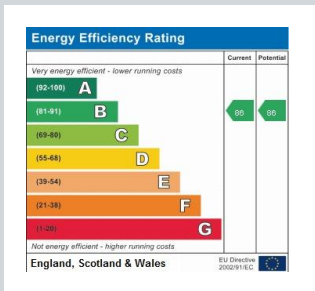
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - F



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Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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