



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

HOWKINS &  
HARRISON



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

OIEO: £600,000

Located within a sought after development, this five bedroom detached property offers an abundance of living space, creating the perfect, modern family home. Boasting 2,265 sqft accommodation arranged over three floors, the property comprises two ground floor reception rooms as well as an open plan dining/kitchen, utility room and cloakroom WC. There are also five good sized double bedrooms and a family bathroom. Bedroom two has an en-suite bathroom and to the second floor, is an impressive principle suite with its own en-suite bathroom and dressing room. Externally there is ample off road parking, a double garage and enclosed landscaped gardens.

#### Features

- David Wilson constructed detached home
- Over 2200 sqft living accommodation
- Large open plan kitchen/diner
- Five bedrooms and a family bathroom three en-suites and a dressing room
- Close to excellent amenities
- Ample off road parking and double garage





## 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 high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



## Accommodation Details - Ground Floor

A traditional door leads into the entrance hall with a staircase rising to the first floor accommodation. Directly from the hallway there are two separate reception rooms including a bay fronted sitting room with dual aspect, study/play room and cloakroom WC. To the rear there is the fully fitted living/dining kitchen with integrated appliances and French doors opening onto the landscaped gardens as well as a separate utility room.

## First & Second Floors

From the entrance hall, a single flight staircase rises to the first floor where you will find four of the five bedrooms and a family bathroom. Bedroom two overlooks the rear gardens and benefits from a fitted dressing area and four piece en-suite bathroom. Elsewhere there are three further double bedrooms and family bathroom with large shower.

A further staircase leads to the second floor, where the property offers a large suite offering a study landing with built-in storage giving access to bedroom one incorporating an en-suite shower room. There is also a versatile room that could be used an additional bedroom or dressing area.











## Outside

The property benefits from a sizeable plot with double garage and ample off road parking to the rear. There is also a landscaped rear garden featuring a patio which is adjacent to the living kitchen and a separate evening patio with intersecting pathway between a low maintenance garden.



An impressive three storey family home offering versatile accommodation in a sought after location close to the town centre and amenities.







## Viewing Arrangements

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

## 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 - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band F

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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Every 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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