

45 Cambrian Way, Ashby-De-La-Zouch, Leicestershire, LE65 1DY

£400,000

01530 838338 sinclairestateagents.co.uk

# Property at a glance

· No Upward Chain

· Double Garage

Detached Bungalow

· Council Tax Band\*: D

Conservatory

Three Bedrooms

• En-Suite

Price: £400.000

#### Overview

\*\* OFFERED WITH NO UPWARD CHAIN \*\* this THREE BEDROOM DETACHED BUNGALOW comes to the market occupying a sought after location within the popular market town of Ashby de la Zouch. In brief the property enjoys an open and inviting entrance hall, L-shaped lounge/diner, three good sized bedrooms, including an en-suite shower room and family bathroom respectively whilst also featuring a kitchen and conservatory. Externally the property enjoys a double detached garage, private garden to rear and ample frontage with further driveway offering off road parking for multiple vehicles. Early viewing comes highly advised in order to avoid disappointment. EPC RATING D.

## Location\*\*

Ashby-de-la-Zouch is a small market town situated within the National Forest. An interesting historical building is Ashby-de-la-Zouch Castle which was built in the 12th Century and the ruins can still be seen today. The primary schools, Ivanhoe College, Ashby Grammar School are all within close proximity to the town centre. Other amenities include churches, public houses, selection of shops, banks, and Supermarkets and Hood Park Leisure Centre with open air swimming pool. For the sports enthusiasts there is two cricket clubs and the 18 hole Willesley Park Golf Club. Nearest Airport: East Midlands (10.9 miles) Nearest Train Station: Burton upon Trent (10.0 miles) Nearest Town/City: Coalville (6.0 miles) Nearest Motorway Access: A/M42 (J13).







\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



## **Detailed Accommodation**

#### **Entrance Hall**

Entered through a uPVC door to front with inset opaque double glazed panel and comprising a loft hatch and separate airing cupboard.

## L-Shaped Lounge/Diner

20'7" (maximum) x 22'8" (maximum) (6.27m (maximum) x 6.91m (maximum)) Enjoying a dual aspect with two double glazed windows to rear and a further uPVC double glazed window to front, coving and an electric effect fireplace with a sandstone surround and hearth and having a serving hatch going into the kitchen/breakfast room.

#### Kitchen/Breakfast Room

13'0" x 9'10" (3.96m x 3.00m)

Inclusive of a modern range of wall and base units with complimentary rolled edge worksurfaces, a one and a half bowl sink and drainer unit, an electric oven/grill with tiling to splash prone areas and also benefitting from space and plumbing for appliances. Other benefits include timber effect vinyl flooring, a larder cupboard, a uPVC double glazed window to rear and having a further uPVC door accessing the conservatory.

## Conservatory

12'2" x 5'1" (3.71m x 1.55m)

Enjoying a uPVC double glazed construction with timber effect vinyl flooring and a uPVC double glazed door accessing the private rear garden.

## Bedroom One

12'1" x 9'9" (3.68m x 2.97m)

Enjoying a range of fitted wardrobes and a uPVC double glazed window to front.

## En-Suite

8'3" x 5'0" (2.51m x 1.52m)

This three piece suite comprises a low level push button w.c, a pedestal wash hand basin with monobloc mixer tap a corner shower enclosure with thermostatic bar mixer tap, vinyl flooring, part tiled walls, a shaver point and having an opaque uPVC double glazed window to side.

## Bedroom Two

8'7" x 9'9" (2.62m x 2.97m)

Having uPVC double glazed window to front and a double fitted wardrobe.

#### **Bedroom Three**

8'4" x 7'0" (2.54m x 2.13m)

Having a uPVC double glazed window to rear and housing the gas fired central heating boiler.

## Family Bathroom

5'6" x 6'8" (1.68m x 2.03m)

This three piece suite comprises a low level, push button w.c, panel bath with splash screen and thermostatic mixer shower over, a pedestal wash hand basing with monobloc mixer tap, vinyl flooring, part tiled walls, a chrome heated towel rail and an opaque uPVC double glazed window to side.

#### OUTSIDE

#### Private Rear Garden

A paved seating area gives way to a sunken lawn via a descending set of slabbed steps flanked by flower beds and shrubs to either side and in turn surrounded by an array of shrubs and trees. The garden also includes two separate garden sheds and is accessible via a side gate.

#### Front

A well maintained lawn is bisected by a set of paved steps accessing the front door complimented by wall lighting and an array of shrubs. Adjacent to the front lawn is the double tarmacadam driveway which in turn offered off road parking for multiple vehicles and gives way to the detached garage.

# **Detached Garage**

15'4" x 15'9" (4.67m x 4.80m)

Entered via an electric up and over door to front with a further door to side and having both light and power.













45 Cambrian Way, Ashby-De-La-Zouch, Leicestershire, LE65 1DY





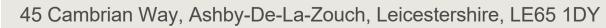












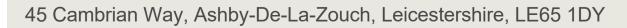










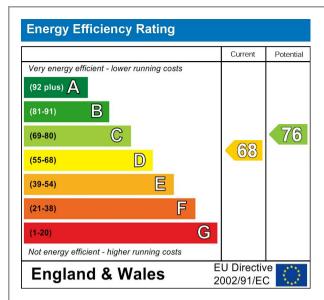












These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

#### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

#### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

- \* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
- \*\* All distances have been taken from Google maps and must be taken as approximate.

#### **Photographs**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure



# Thinking of Selling?

For a free valuation of your property with no obligation call Sinclair on 01530 838338









3 Belvoir Road, Coalville, Leicestershire, LE67 3PD Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk