



Sinclair

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

£400,000

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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.**



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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 larger 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 tarmac 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.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Thinking of Selling?

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