



Dunbar Way, Ashby-De-La-Zouch

 3  1  2

Freehold

£299,950



## Key Features

- Well Appointed Three Bedroom End Townhouse
- David Wilson - Hastings Park
- Stylish Decoration Throughout
- Good Size Lounge + Conservatory
- Fitted Kitchen
- Three Double Bedrooms
- EPC rating U





Welcome to this stunning three double bedroom end townhouse, built by David Wilson Homes in the sought-after location of Ashby-de-la-Zouch. Situated in the prime location of Hastings Park, this property boasts stylish decoration throughout and offers versatile accommodation spread over three floors.

Upon entering, you will immediately notice the abundance of natural light that fills each room. The generous living space provides ample room for relaxation and entertainment, with an indoor-outdoor flow that leads to a good-sized conservatory overlooking the landscaped rear garden.

The three double bedrooms offer plenty of space for wardrobes and storage, while the three-piece family bathroom features a stylish suite with stone effect PVC splashbacks, a panelled bath, pedestal-mounted hand wash basin, and a dual flush toilet.



The fitted kitchen is a standout feature of this home, with a modern range of units, oak effect worktops, and ample space for an upright fridge freezer and an integrated washing machine. The hallway leads to a two-piece cloakroom/w.c with part tiled walls, a patterned tiled floor and a vanity-mounted hand wash basin. To the rear a good size lounge area fitted with a laminate floor and a conservatory offering ample entertaining space overlooking the landscaped rear garden.

Outside, the property boasts an established front garden with various mature shrubs and artificial grass. The landscaped rear garden is low maintenance and features raised flowerbeds, a paved patio, a raised timber decking area and artificial grass. External power points and lighting are conveniently located within the hedge rows and off-road parking for two cars is available.

Located in a desirable area, this property is surrounded by nearby parks such as the Bath Grounds and Hood Park, as well as the Ashby Leisure Centre & Lido with indoor and outdoor pools. It is also within the catchment area for Ashby Secondary School and Willesley Primary School.

Don't miss out on the opportunity to view this exceptional home. Contact our helpful team today to secure your private viewing.



#### ACCOMMODATION

ENTRANCE HALLWAY  
3.51x1.03

CLOAKROOM/W.C.  
2.04x0.91

FITTED KITCHEN  
3.48x1.81

GOOD SIZE LOUNGE  
4.77x3.95

CONSERVATORY  
3.10x2.88

#### FIRST FLOOR ACCOMMODATION

BEDROOM TWO  
3.96x3.44 max

BEDROOM THREE  
3.99x2.65

FAMILY BATHROOM  
2.12x1.71

#### SECOND FLOOR ACCOMMODATION

BEDROOM ONE  
4.72x2.70

#### COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

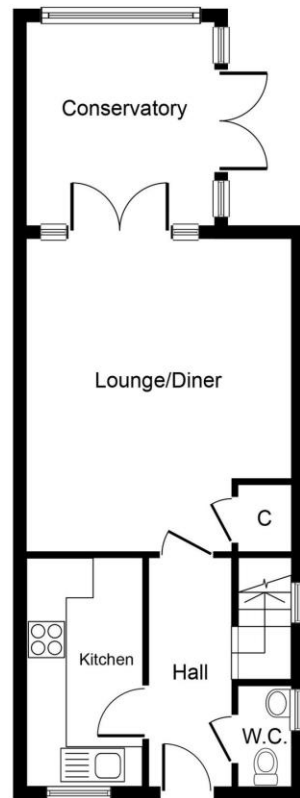
#### HOW TO GET THERE:-

Postcode for sat navs: LE65 1AT

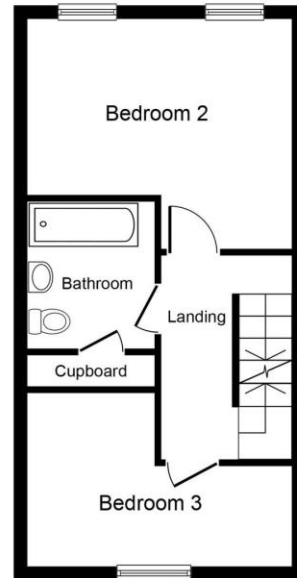
#### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

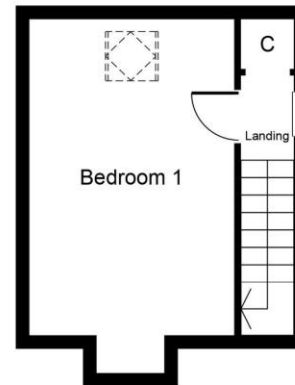
# Floorplan



Ground Floor



First Floor



Second Floor



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