

Dunbar Way

Ashby-de-la-Zouch, , LE65 1AT

John 
German





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Guide Price

£650,000 - £660,000

Set in a prominent corner position, this exceptional family home combines elegant design with spacious, flexible living across three impressive floors. Beautifully finished throughout, it offers generous living and entertaining spaces, a luxurious principal suite, and landscaped gardens complete with a converted garage games room — perfect for modern family life and entertaining in style.



You step into a stylish and beautifully presented wide hallway, finished with polished porcelain tiled flooring and a winding staircase leading to the upper floors. There's a useful double-door coat cupboard and a guest cloakroom. Arranged around the hallway, you'll find a spacious study/family room, and a rear-facing living room finished in lovely dark, moody Farrow & Ball tones. This inviting space enjoys dual-aspect windows and French doors opening out onto the beautifully landscaped garden.

The open-plan living, dining, and kitchen area runs the full depth of the property and is superbly appointed. Porcelain tiled flooring flows throughout, and the kitchen features a stylish range of base and wall-mounted shaker-style gloss cabinets with gleaming quartz worktops. Integrated appliances include a six-ring gas hob with stainless steel splashback and matching extractor, eye-level double oven, dishwasher, and fridge/freezer. A central breakfast island with quartz countertop forms the perfect hub of the home - ideal for family gatherings. A feature box-bay window with central French doors opens to the landscaped garden, creating a wonderful space for entertaining. The room easily accommodates a large family dining table and a relaxed seating area, while a front-facing walk-in bay window provides a bright outlook over the front aspect.

Upstairs on the first floor, a spacious central landing leads to the top-floor master suite and includes a useful double-door linen cupboard with slatted shelving. There are four excellent double bedrooms on this level. The principal guest bedroom features a walk-through dressing area with fitted wardrobes on either side, opening into a light dual-aspect bedroom. It also benefits from its own private en suite, complete with panel bath, oversized shower with full-height tiling, WC, and a contemporary floating vanity with deep drawers and wide basin.

The family bathroom serves the remaining three bedrooms and is equally well-appointed, featuring a bath with shower mixer tap, WC, wash basin, and a separate oversized fully tiled shower cubicle.

On the top floor, you'll find a fabulous and versatile living space - perfect for a variety of uses. It can serve as two further bedrooms with a shared study/sitting room area, or as it's currently configured, a luxurious master suite. This impressive suite includes a feature bedroom with canopied ceiling, en suite shower room, and a large walk-in dressing room.

Outside, the house occupies a prominent corner position with a generous driveway to the rear providing excellent parking. A gated side access leads into the beautifully landscaped gardens, featuring raised artificial lawn areas ideal for children, rendered planters, and large paved patio spaces perfect for summer entertaining. And if the weather turns, you can retreat to the converted garage, now a fantastic family games room complete with bar - easily converted back to a garage if required.

Agents notes:

Converted garage currently used as a family games room (no building regulation approval for use as living accommodation)

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA04112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



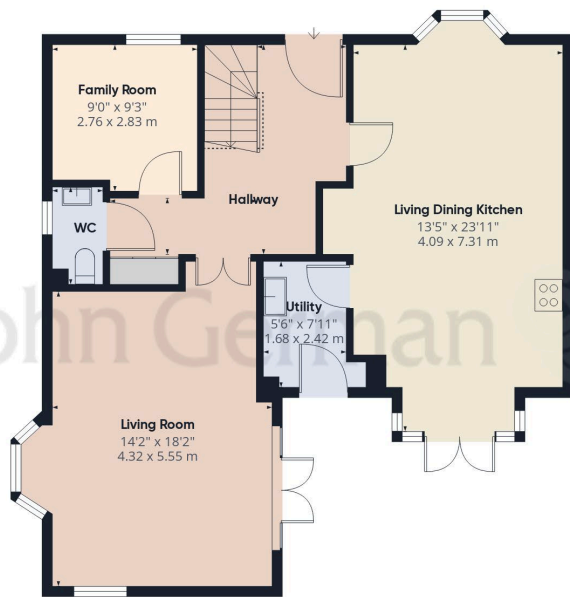


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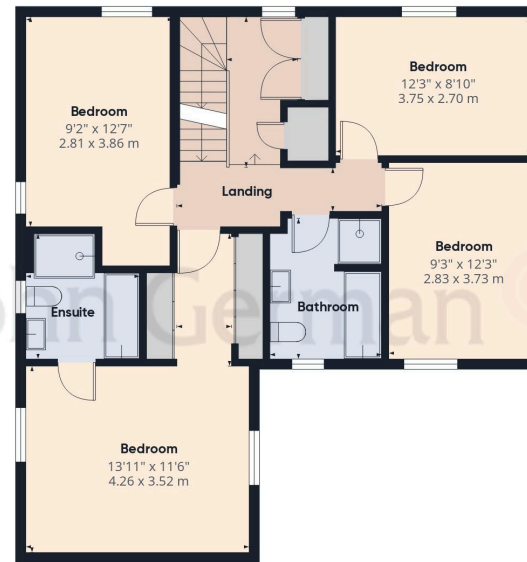




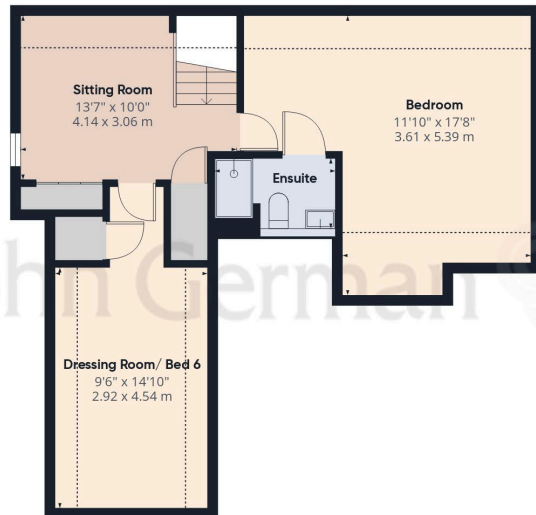




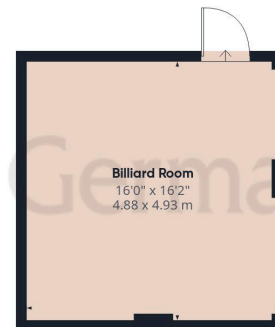
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2477 ft²

230 m²

Reduced headroom

142 ft²

13.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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