



## 24 Dunbar Way, Ashby-De-La-Zouch, Leicestershire, LE65 1AR

### Offers In Excess Of £298,500

Located within a sought after development is this immaculately presented three storey townhouse. An ideal home with spacious accommodation totalling just under 1300 sqft, in brief comprising:- hallway, ample storage areas, reception room/bedroom three with double doors opening out to the garden with a shower room/ WC off. On the first floor is an open plan 'L' shaped kitchen/diner as well as a large lounge which is currently in use as a principle bedroom. To the second floor is a generous size main bedroom with its own en-suite shower room and another double bedroom and family bathroom. Externally there is a low maintenance good sized rear garden, off road parking to the front with the added benefit of a single integral garage.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

**Location**

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 - Ground Floor**

Heading through the traditional doorway you find the ground floor which boasts the single integral garage access to your left, a large coat and shoe storage cupboard and the multi-purpose room that is currently used as snug with double opening doors to outside, benefiting from an ensuite shower room and storage closet/wardrobe to allow for use as a bedroom. This room would also make an ideal home office space for those wanting a quiet space away from the main living area.

**First Floor and Second Floors**

Heading up the first flight of stairs you will find the large L shaped kitchen/diner to the rear elevation, the added benefit to the kitchen is the integrated appliances. The lounge is located to the front elevation. The first floor has dual aspect windows to allow for plenty of natural light.

The second floor consists of the master bedroom with ensuite shower room and fitted wardrobes and a further generously sized double bedroom to the rear elevation alongside the family bathroom.

**Outside**

To the rear of the property the rear garden has side access to the rear as well as full low maintenance garden set upon a generously sized plot. As you head to the front of the property you will find a newly paved driveway to allow parking for two vehicles and a single integral garage which has utility space with plumbing and space for the washing machine and tumble dryer.

**Viewing Arrangements**

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

**Local Authority**

North West Leicestershire District Council - Tel:01530-454545

**Council Tax**

Band - D

**Tenure & Possession**

The property is freehold with vacant possession being given on completion

**Agent Note**

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

**Fixtures & 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. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and Virgin is the current broadband provider.

**Floor Plan**

Howkins & Harrison prepare these plans for reference only. They are not to scale.

**Additional Services**

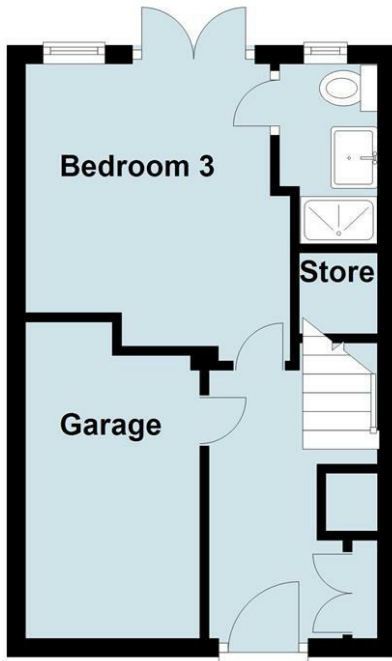
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

**Important Information**

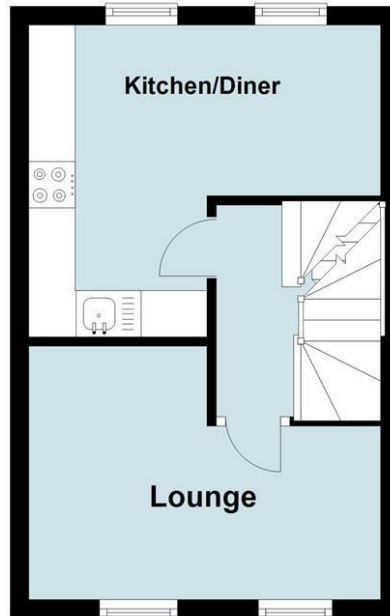
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.



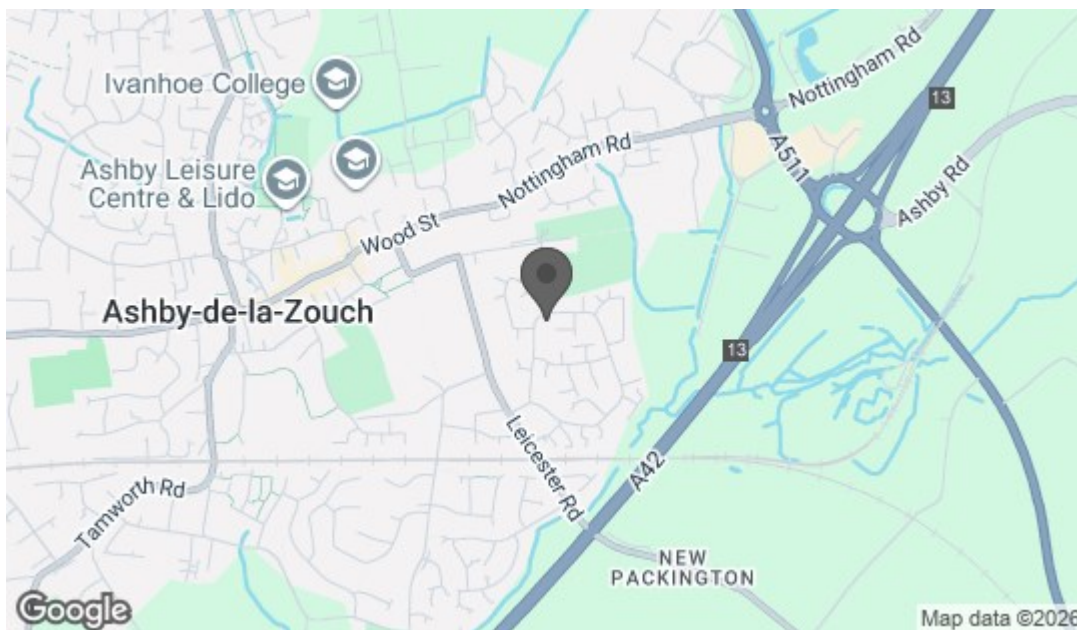
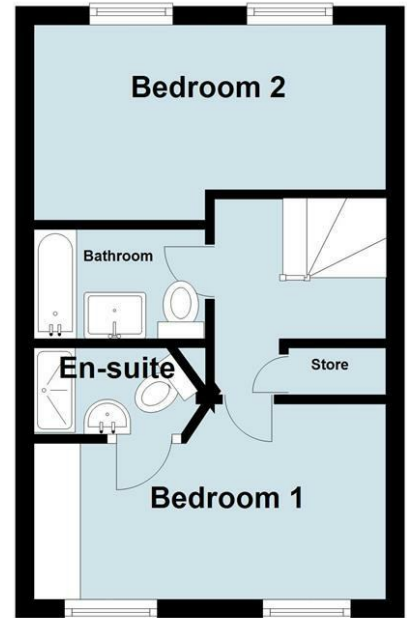
### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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