

Sinclair



13 Rowena Drive, Ashby-De-La-Zouch

£340,000

13 Rowena Drive

Ashby-De-La-Zouch

OFFERED WITH NO UPWARD CHAIN This THREE BEDROOM DETACHED BUNGALOW situated within a private cul-de-sac within the popular commuter town of Ashby comes to the market, offering a detached garage, recently installed gas fired central heating boiler and in brief comprises three good sized bedrooms lounge, kitchen/diner, conservatory and bathroom with a wrap around garden and a tandem driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upward Chain
- Detached Bungalow
- Three Bedrooms
- Conservatory
- Detached Garage & Driveway
- Cul-De-Sac



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door with adjacent uPVC double glazed windows to either side and comprising a loft hatch.

Lounge

13' 7" x 12' 0" (4.14m x 3.66m)

Having uPVC double glazed windows to front and side, whilst also featuring gas fire.

Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

Having a uPVC double glazed window to front.

Bedroom Two

9' 9" x 11' 8" (2.97m x 3.56m)

Having a uPVC double glazed window to rear.

Bedroom Three

7' 9" x 11' 8" (2.36m x 3.56m)

Having a uPVC double glazed window to side.

Bathroom

6' 4" x 8' 3" (1.93m x 2.51m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with electric shower over with tiled wall, tile effect vinyl flooring and an airing cupboard housing a recently installed Worcester Bosch gas fired central heating combination boiler.

Kitchen/Diner

11' 8" x 9' 4" (3.56m x 2.84m)

Enjoying a range of wall and base units, a sink and drainer unit, space and plumbing for appliances, tiling to splash prone areas, timber effect vinyl flooring and opaque uPVC door access in the conservatory and having a uPVC double glazed window side.



Conservatory

6' 1" x 11' 7" (1.85m x 3.53m)

Being of uPVC double glazed construction and having a uPVC door with inset double glazed panel accessing the garden.

Garden

Wrapping around the property, the garden is enclosed by a privet hedge and a host of shrubs with part planted borders along with timber close board fence panelling and comprising paved seating areas, flower beds and bisected by a paved walkway, which in turn accesses the front and rear doors.

Garage

Having an up and over door to front with timber personnel door to side.

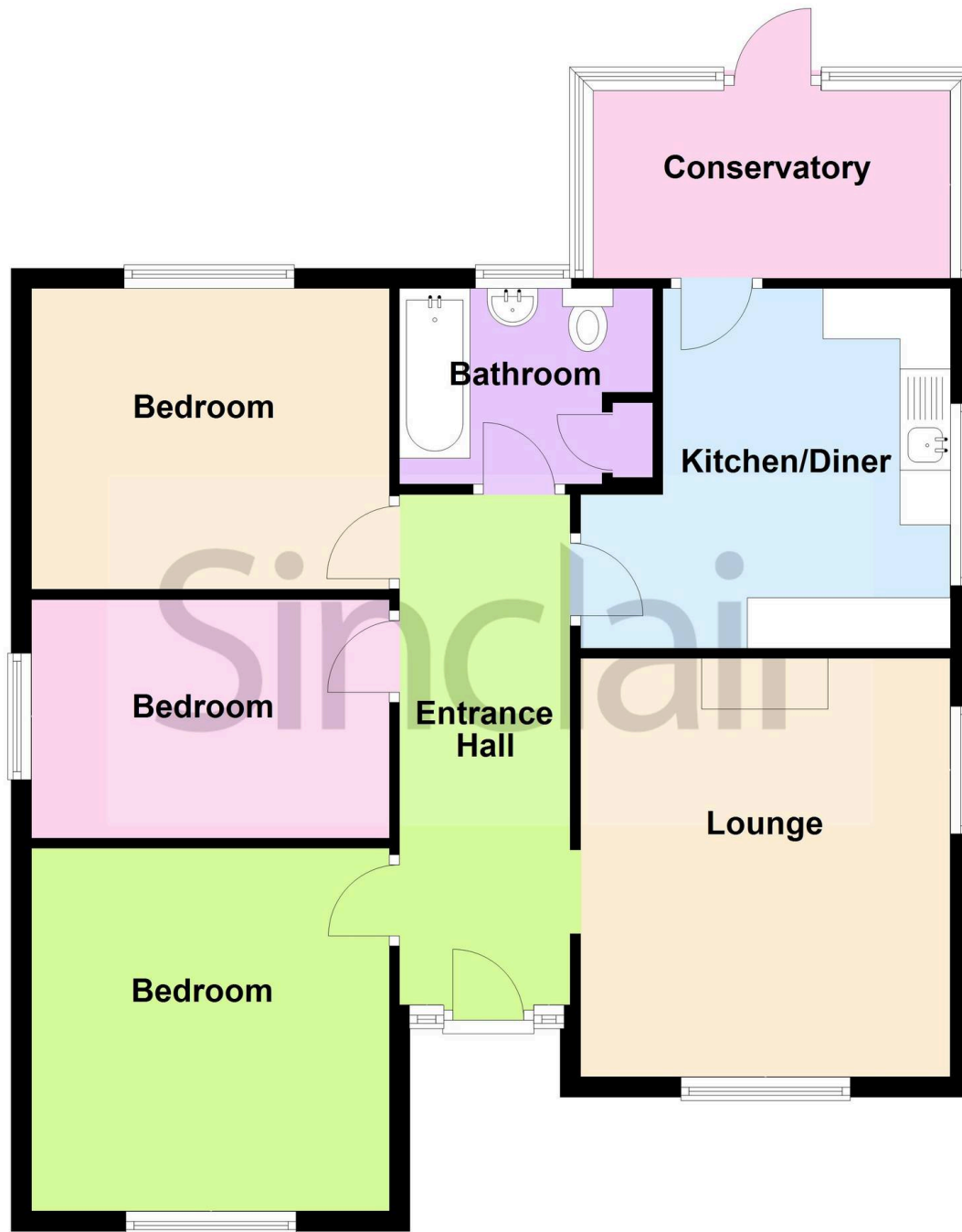
Driveway

Having a tandem tarmacadam driveway, offering off road parking for multiple vehicles.





Ground Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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