

Dunbar Way

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

John
German





John Geman ©

Dunbar Way

Ashby-de-la-Zouch, LE65 1AT

£335,000

Spacious and beautifully presented four-bedroom townhouse offering flexible accommodation, a stunning open-plan living kitchen, separate living room, principal suite with en-suite, landscaped private gardens, garage and extensive parking, all within a popular residential location.

John Gorman



A beautifully presented and exceptionally spacious three/four bedroom townhouse offering versatile accommodation arranged over three floors. Highlights include a superb open-plan living, dining and kitchen, study/bedroom four, separate first-floor living room, a luxurious principal bedroom suite with en-suite shower room, two further generous bedrooms and a family bathroom. Outside, the property enjoys extensive driveway parking, a garage and beautifully landscaped, private rear gardens with multiple seating areas, creating the perfect setting for both family life and outdoor entertaining.

Accommodation: A welcoming entrance hall sets the tone for the home, with a staircase rising to the first floor and a useful double cloak cupboard providing excellent storage.

Positioned to the front of the property is a versatile reception room, currently utilised as a home office, but versatile as snug, family room or fourth bedroom with pleasant views over the front garden.

Further along the hallway is a convenient guest cloakroom, before the home opens into the impressive open-plan living, dining and kitchen space. Designed with modern family living in mind, this light and spacious room enjoys a walk-in bay window and central French doors opening directly onto the rear garden, creating a seamless connection between inside and out. There is ample space for comfortable seating and a dining table, while the contemporary kitchen is fitted with a stylish range of gloss base and wall-mounted units complemented by contrasting work surfaces and an inset sink with mixer tap. Integrated appliances include a four-ring gas hob with oven beneath and extractor hood over, fridge freezer, dishwasher and washing machine.

The first-floor landing gives access to a superb living room extending across the full width of the property, with two front-facing windows flooding the room with natural light. Also on this floor is the generous principal bedroom suite, again spanning the full width of the property, providing ample space for a seating area alongside the bedroom furniture. Overlooking the rear gardens, it benefits from a private en-suite shower room fitted with a double-width tiled shower enclosure, pedestal wash hand basin and WC. The second floor offers two further well-proportioned double bedrooms together with a family bathroom appointed with a white suite comprising a panelled bath, pedestal wash hand basin and WC.

Outside: The property is set back from the road behind mature hedging, providing an excellent degree of privacy. A lawned front garden is complemented by established shrubs and rose beds, with a pathway leading to the covered entrance porch. A generous driveway provides extensive off-road parking and leads to the single garage, with gated side access to the rear garden. The beautifully landscaped rear gardens are undoubtedly one of the property's standout features, offering a wonderful oasis of privacy. A large paved patio provides the perfect space for outdoor entertaining, while expansive L-shaped lawns are bordered by an abundance of mature shrubs, colourful planting and established rose beds. Beyond the garage is a further secluded patio, ideal for enjoying a morning coffee, together with a useful potting shed for keen gardeners. The gardens are thoughtfully designed to provide interest throughout the seasons and offer a peaceful setting for both relaxation and family enjoyment.

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: Mains 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 C

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

Our Ref: JGA05082026

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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

95.1 m²

1024 ft²

Reduced headroom

3.6 m²

38 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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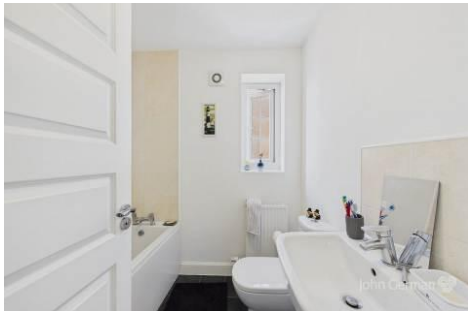
Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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