





# Dunbar Way

## Ashby-De-La-Zouch

- Beautifully arranged detached family home
- Originally the show home model
- Open plan Kitchen/Diner/Family room
- Superb lounge and home study
- Five double bedrooms and three bathrooms
- Main bedroom with dressing area and en suite
- Attractive and mature rear garden
- Detached double garage and off-road parking
- EPC Rating B / Council Tax Band F / Freehold

Dunbar Way is an impressive detached home offering around 2,600 square feet of beautifully arranged space across three floors. Originally the show home for the development, it reflects a higher specification throughout, with generous proportions, quality finishes and a layout designed to balance everyday comfort with sociable, open living.

Light-filled interiors and a thoughtful design create a natural flow between formal and informal spaces, while the upper levels provide substantial and flexible accommodation. The principal suite adds a sense of privacy and refinement, and the overall layout adapts easily to modern family life or home working.

Outside, the landscaped garden offers a pleasant setting for relaxing or entertaining, complemented by a double garage.

Well-regarded schools, amenities and commuter routes are all conveniently close by.







### General Description:

Welcome to Dunbar Way, an exceptional detached family residence that once served as the prestigious show home for the highly sought-after Hastings Park development by the renowned David Wilson Homes.

Showcasing superior design, premium finishes, and an abundance of thoughtfully arranged space, this impressive property offers approximately 2,600 square feet of refined accommodation set elegantly across three floors.

### Accommodation:

Upon entering, you are greeted by a bright and inviting reception hallway that immediately sets the tone for the quality throughout. The ground floor provides superb versatility for modern family living, beginning with a well-proportioned family lounge, perfect for both relaxing evenings and entertaining guests. A sophisticated dining room sits adjacent, enhanced by French doors that open seamlessly onto the rear garden, creating an effortless indoor-outdoor flow.

To the rear of the home lies the true heart of the property: a beautifully presented open-plan kitchen, dining, and family room, designed for contemporary living and social gatherings alike. This impressive space is complemented by a dedicated utility room, a versatile home office or study ideal for remote working, and a convenient guest cloakroom.

Ascending to the first floor, a stunning galleried landing leads to a superb primary suite, offering generous double proportions, a dedicated dressing area, and a sleek, modern en suite bathroom. Two further spacious double bedrooms are positioned on this level, served by a stylish and well-appointed family bathroom, all finished to an exceptional standard.

The second floor continues to impress, boasting two magnificent dual-aspect double bedrooms that are flooded with natural light. The second bedroom benefits from Jack and Jill access to the contemporary family bathroom on this level, which is also accessible from the hallway, offering both practicality and privacy for family members or guests.

### Gardens and land:

Externally, the home enjoys a carefully curated family garden with attractive landscaping, manicured lawns, and a variety of seating and entertainment areas, ideal for hosting or relaxing in the warmer months. Direct side access leads to a spacious double garage, significantly enhancing the home's storage capacity and overall versatility.

### Location:

The location perfectly complements the property, with a selection of well-regarded local schools within walking distance through the estate. Excellent commuter links and a range of shopping and leisure amenities are just a short drive away in the nearby historic town centre, making Dunbar Way a truly outstanding opportunity for families seeking space, style, and convenience.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.







**Viewings:**  
Viewing strictly by appointment only via sole selling agent,  
Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch,  
LE65 1AL.

**Services:**  
The property is connected to mains gas, electricity, water, and  
drainage.

Please note that none of the services, systems or appliances,  
including; heating, plumbing, and electrics, have been tested by the  
selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way,  
wayleaves, easements and other legal rights, whether or not  
specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or  
other relevant legal or technical information, can be provided upon  
request.

**Plans and Boundaries:**

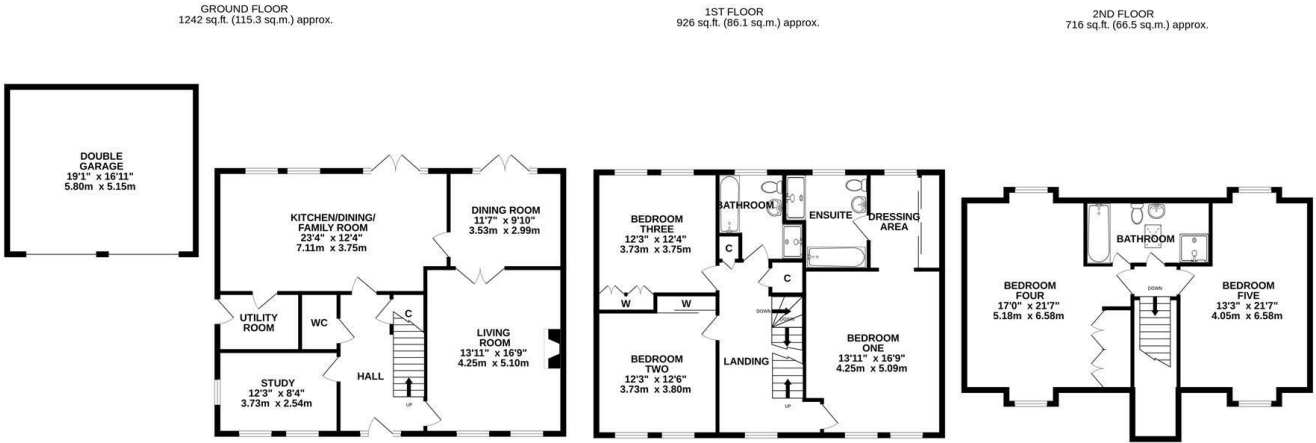
The plans included in these particulars are based on Ordnance  
Survey data and are intended for guidance only. While believed to  
be correct, their accuracy is not guaranteed. The purchaser will be  
deemed to have full knowledge of the boundaries and the extent  
of the ownership. Neither the vendor nor their agents will be held  
responsible for defining ownership or boundary lines.

**Money Laundering:**

Where an offer is successfully put forward, we are obliged by law to  
ask the prospective purchaser for confirmation of their identity. This  
will include production of their passport or driving licence and  
recent utility bill to prove residence. Prospective purchasers will also  
be required to have an AML search conducted at their cost. This  
evidence and search will be required prior to solicitors being  
instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a  
general outline only for guidance and do not constitute any part of  
an offer or contract. Intending purchasers should not rely on these  
particulars of sale as a statement of representation of fact, but must  
satisfy themselves by inspection or otherwise as to their accuracy.  
No person in this agents employment has the authority to make or  
give any representation or warranty in respect to the property.



TOTAL FLOOR AREA: 2884 sq.ft. (267.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements  
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 85      | 90        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |





