



61 Dunbar Way

| LE65 1AT | Guide Price £280,000

ROYSTON
& LUND

- Guide Price Of £280,000 To £285,000
- Set Across 3 Floors
- Walking Distance To Ashby-de-la-Zouch
- Rear Enclosed Garden
- Council Tax Band C
- 3 Bedroom End Townhouse
- Downstairs WC And Family Bathroom
- A Private Driveway
- EPC Rating C
- Freehold





Guide Price £280,000 - £285,000

Royston & Lund are delighted to bring to the market a well presented three bedroom town house within walking distance to the market town of Ashby-de-la-Zouch.

Entering through the hallway which benefits from a W/C, there is access to the modern kitchen with built in appliances including a hob, extractor and oven. Sitting/dining room and stairs leading to the first floor. From the dining room, is the kitchen with an integrated oven, hobs and fan and space for free-standing appliances such as a fridge/freezer and dishwasher.

On the first floor, there is the lounge, family bathroom comprising of a W/C, wash basin and bath with shower overhead and the first bedroom. On the second floor are two further bedrooms with one benefitting from fitted storage space and an en-suite shower room.

The property has a driveway and a landscaped garden to the rear with a paved patio area.



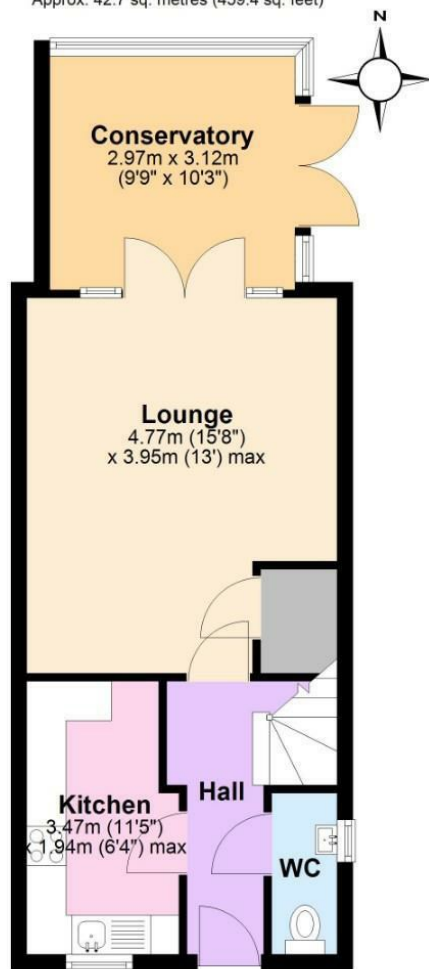


EPC

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

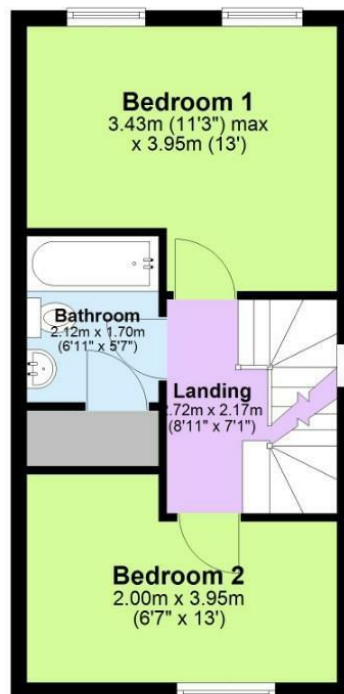
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**