



## Preston Close, Wigston

offers over £380,000 Freehold

Located within a development of MODERN-BUILT homes, this executive detached family home boasts a CORNER PLOT. The property provides versatile accommodation over three floors to include FOUR BEDROOMS.







#### **Entrance Hall**

Entered via a double glazed composite front door, with wood effect floor, built-in cupboard, stairs to first floor, radiator.

#### **Living Room**

16' 3" x 10' 2" (4.95m x 3.11m)

With double glazed windows to the front and side elevations, wood effect floor, TV point, radiator.

#### **Open Plan Fitted Dining Kitchen**

16' 8" x 10' 4" (5.07m x 3.15m)

With double glazed windows to the front and side elevations, double glazed French doors to the rear garden, wood effect floor, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset four ring gas hob, integrated oven, extractor hood, splash back, integrated dishwasher, integrated fridge, integrated freezer, radiator.

#### **Ground Floor WC**

With double glazed window to the rear elevation, wood effect floor, low-level WC, wash hand basin, part tiled walls, radiator.

#### **First Floor Landing**

With double glazed windows to the front and rear elevations, built-in cupboard, stairs to second floor, radiator.



### Principal Bedroom

12' 1" x 10' 4" (3.69m x 3.15m)

With double glazed windows to the front and side elevations, built-in wardrobes with sliding doors, TV point, radiator, door leading to en-suite.

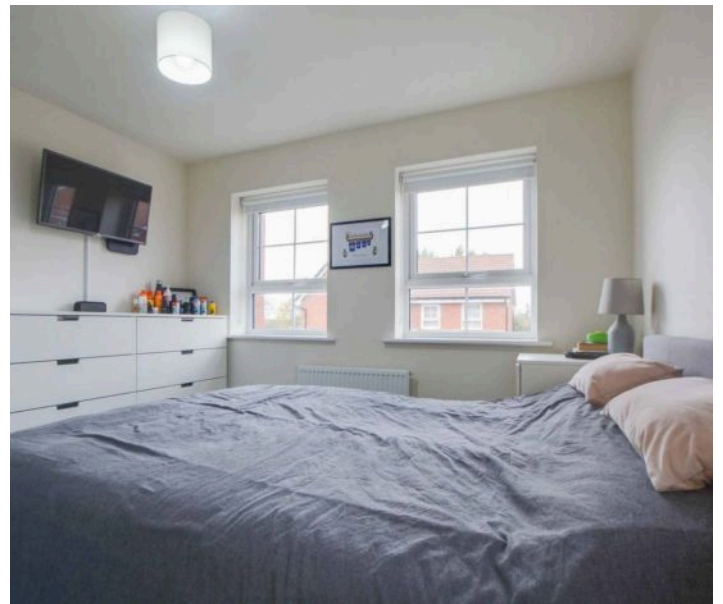
### En-Suite

With double glazed window to the side elevation, shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

### Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

With double glazed windows to the front and side elevations, radiator.



### Bathroom

6' 8" x 6' 2" (2.03m x 1.89m)

With double glazed window to the side elevation, bath with mixer tap shower over and shower screen, low-level WC, wash hand basin, part tiled walls, wood effect floor, radiator.

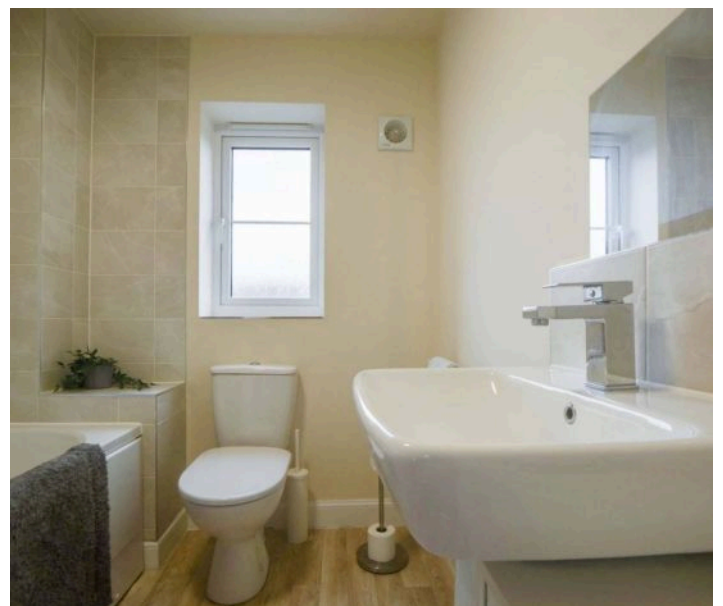
### Second Floor

With double glazed window to the front elevation, radiator.

### Bedroom Three

13' 3" x 11' 7" (4.05m x 3.53m)

With double glazed window to the side elevation, double glazed skylight window, radiator.















#### **Bedroom Four**

13' 4" x 10' 4" (4.06m x 3.15m)

With double glazed window to the side elevation, double glazed skylight window, radiator.

#### **Shower Room**

7' 1" x 4' 4" (2.15m x 1.33m)

With shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

#### **Front Garden**

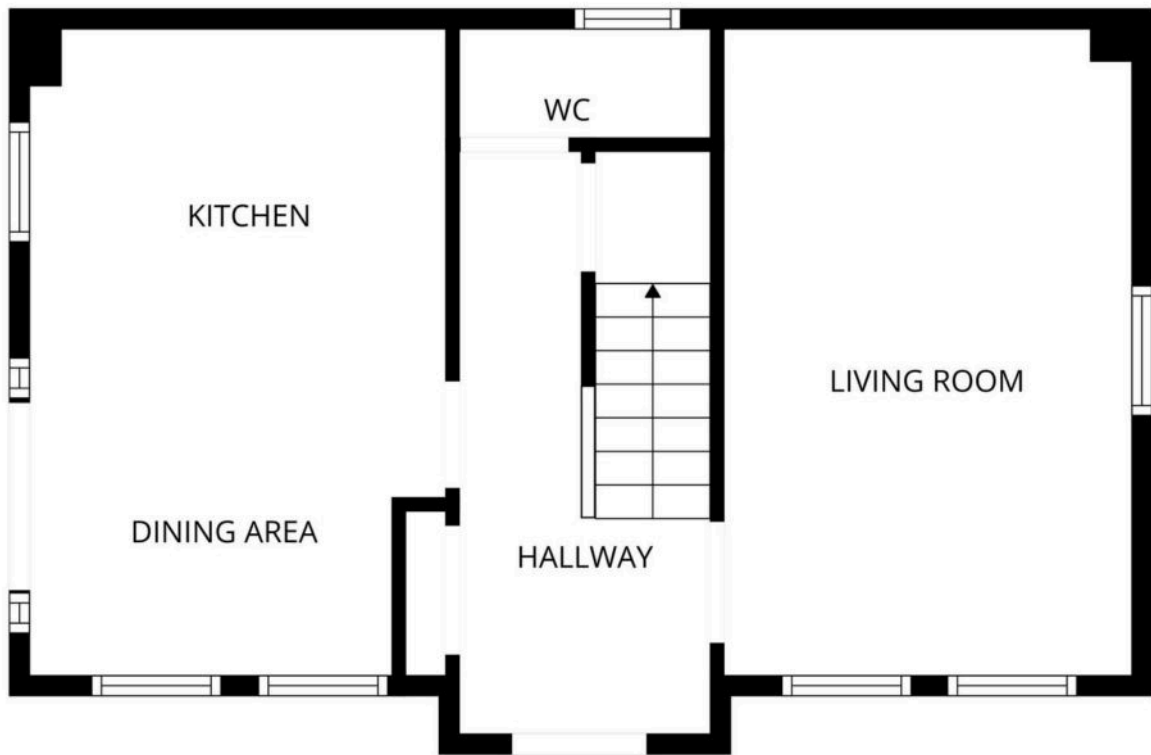
With lawn area, paved pathway, shrubs.

#### **Rear Garden**

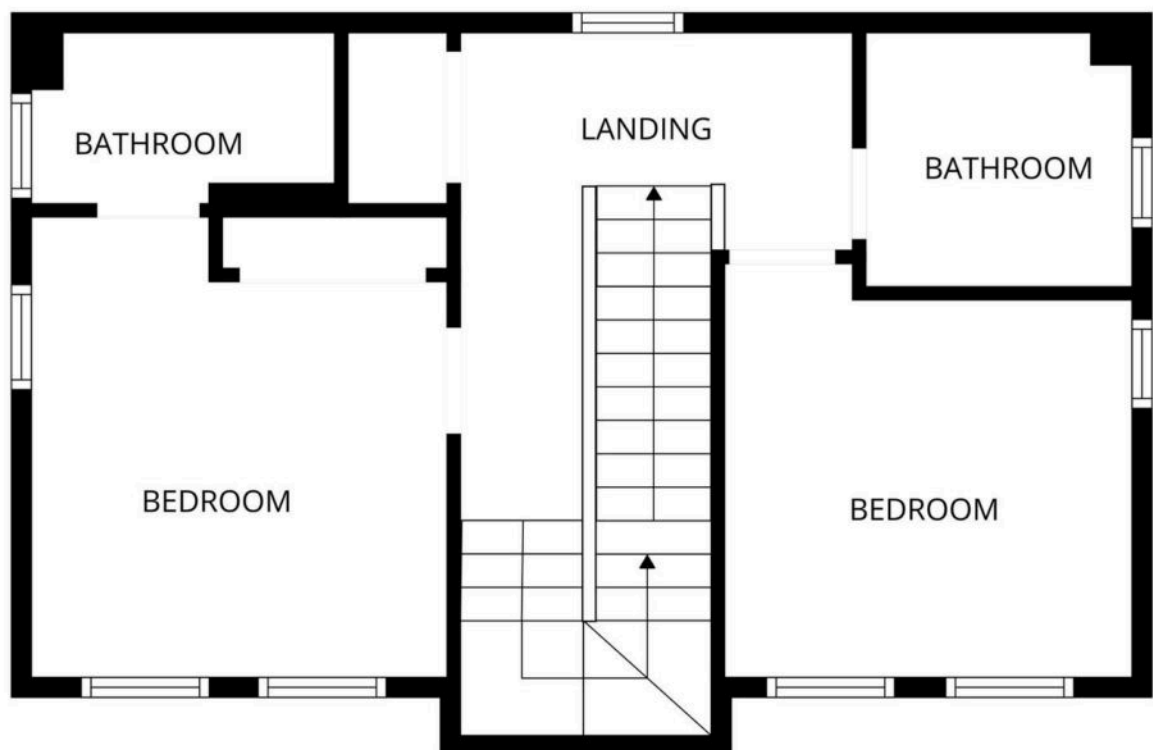
With paved patio seating areas, lawn, walled and fenced perimeter, gated access.

#### **Parking**

Off road parking via a driveway and a garage.

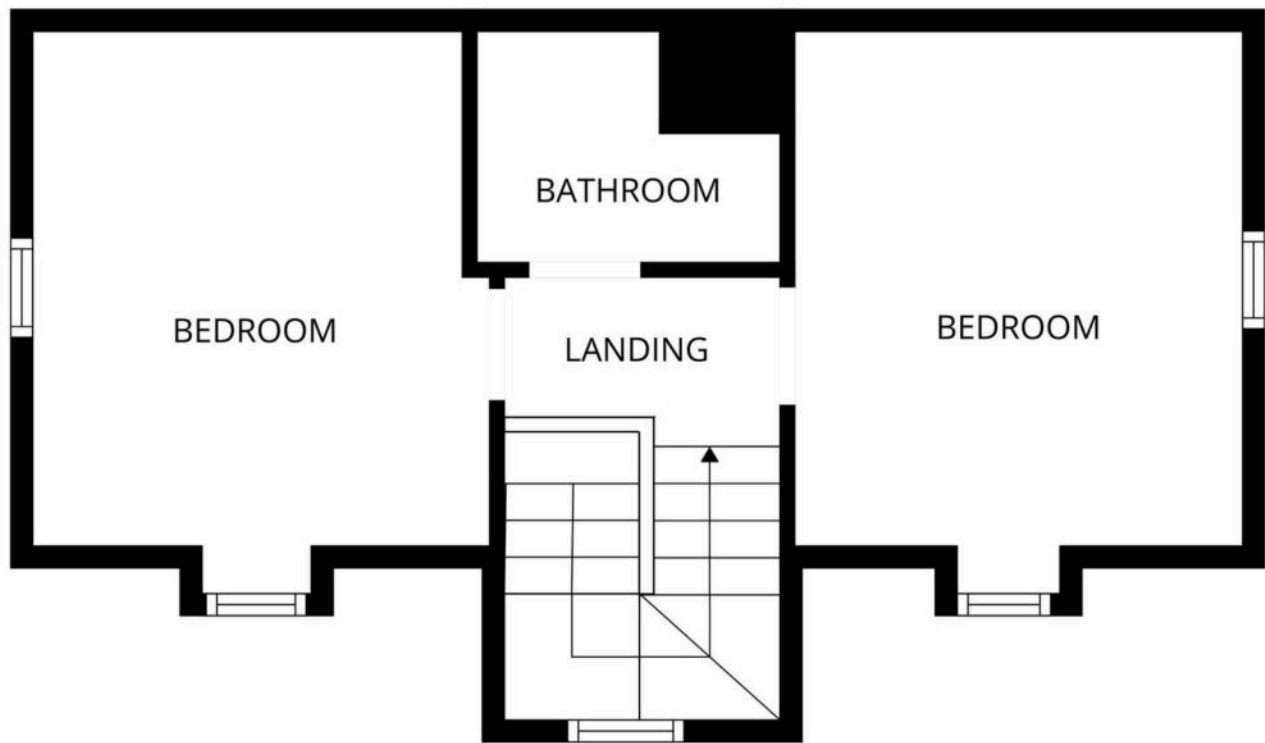


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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