



Preston Close, Kirkby Mallory LE9 7NW

£335,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to this charming semi-detached house located in the picturesque Preston Close, Kirkby Mallory. This property boasts ample ground floor space, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. The semi-detached layout offers a sense of privacy while still being part of a friendly neighbourhood community.

Situated in Kirkby Mallory, you'll enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. Whether you're looking to unwind in the peaceful surroundings or explore the nearby countryside, this property offers the best of both worlds.

Don't miss the opportunity to make this house your home and create lasting memories in this lovely setting. Contact us today to arrange a viewing and take the first step towards owning your dream home in Kirkby Mallory.



## Enter Via Opaque Double Glazed Door leading into

### Reception Hall

With tiled flooring, radiator, stairs to first floor landing and door to

### Downstairs Cloakroom

With low level flush WC, pedestal wash hand basin, opaque double glazed window, radiator and tiled flooring.

### Lounge

14'8 x 15'9 (max) (4.47m x 4.80m (max))

With double glazed window to front, radiator, laminate wooden flooring, television and telephone point, door to useful under stairs storage cupboard and leading through to

### Living Dining Room

19'2 x 7'8 (5.84m x 2.34m)

With laminate flooring, double glazed double patio doors to rear garden, radiator and contemporary vertical radiator and arch leading through to

### Kitchen

8'7 x 10'0 (2.62m x 3.05m)

With an excellent range of base and wall units, roll edge work surfaces over, matching up stands to splash back, inset drainer sink with mixer tap, integrated dishwasher, integrated washing machine, inset induction hob with built in oven and extractor hood over, ceiling windows, double glazed window to rear and laminate flooring.

### First Floor Landing

With loft access and door to

### Bedroom One

14'9 x 9'8 (4.50m x 2.95m)

With double glazed window and radiator.

### Bedroom Two

11'9 x 7'8 (3.58m x 2.34m)

With double glazed window and radiator.

### Bedroom Three

11'8 x 9'1 (3.56m x 2.77m)

With double glazed window, radiator and storage recess.

### Bathroom

7'8 x 7'0 (2.34m x 2.13m)

With enclosed low level flush WC, vanity sink unit, P shape panel bath with glass shower screen and shower over, chrome towel radiator, tiling to splash back at half wall level, tiled flooring, electric shaver point, extractor fan and opaque double glazed window.

### Outside

#### To The Front of the Property

There is a gravelled low maintenance garden, slab path to front door with covered storm porch, side driveway providing ample off road parking and gated access leading to

#### Rear Garden

With continuing slab driveway, detached garage with up and over garage door, power and lighting, roof storage space and side pedestrian access, remainder of garden is laid to lawn with slabbed and decked patio areas, oil tank, garden is enclosed by timber fencing and is generally private.

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by

their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

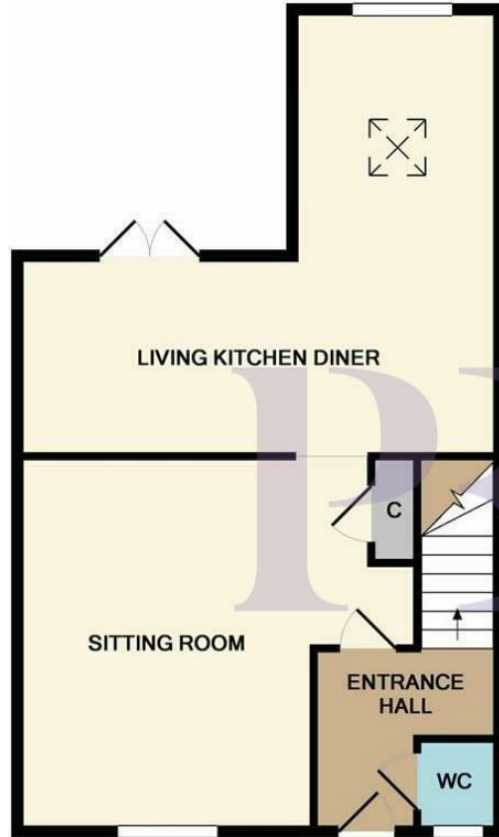
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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GROUND FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

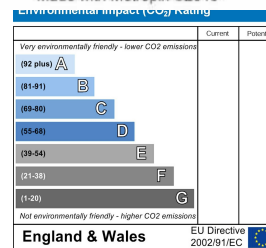
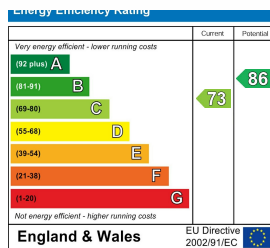


1ST FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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