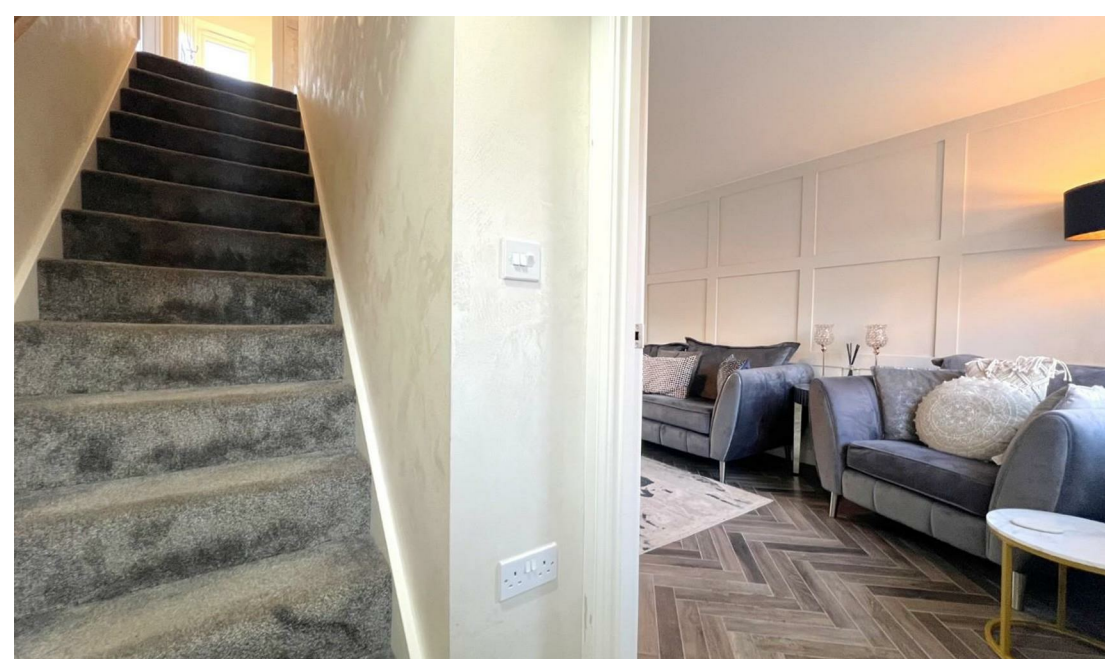




Preston Close, Wigston, LE18

3  2  1  B 





- THREE BEDROOM DETACHED
- 'MOVE IN' READY
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING & INTEGRAL GARAGE
- SOUTH FACING GARDEN
- MUST SEE PROPERTY

GUIDE PRICE £325,000 - £345,000

SellMyHome are proud to present this stunning, recently built 3-bedroom detached house located on the sought-after Preston Close in Wigston, Leicester. Constructed in 2022, this modern property comes with the added benefit of an NHBC warranty valid until 2032, providing peace of mind for the years to come.

Upon entering, you are greeted by a spacious open-plan living, kitchen, and dining area, ideal for family living and entertaining. The well-appointed kitchen includes contemporary fixtures, integrated appliances and ample storage, while the living and dining spaces are bright and airy, thanks to large windows allowing natural light to flood the room. A convenient downstairs W/C completes the ground floor, offering added practicality.

Upstairs, the property boasts three generously sized bedrooms. The master bedroom features an en-suite, providing a private retreat, while the second bedroom is a comfortable double. The third bedroom is perfect for a variety of uses, from a guest room to a home office. The family bathroom is well-finished with modern fittings, serving the remaining bedrooms.

Outside, the property benefits from a south-facing garden, perfect for outdoor dining and enjoying the sunshine.

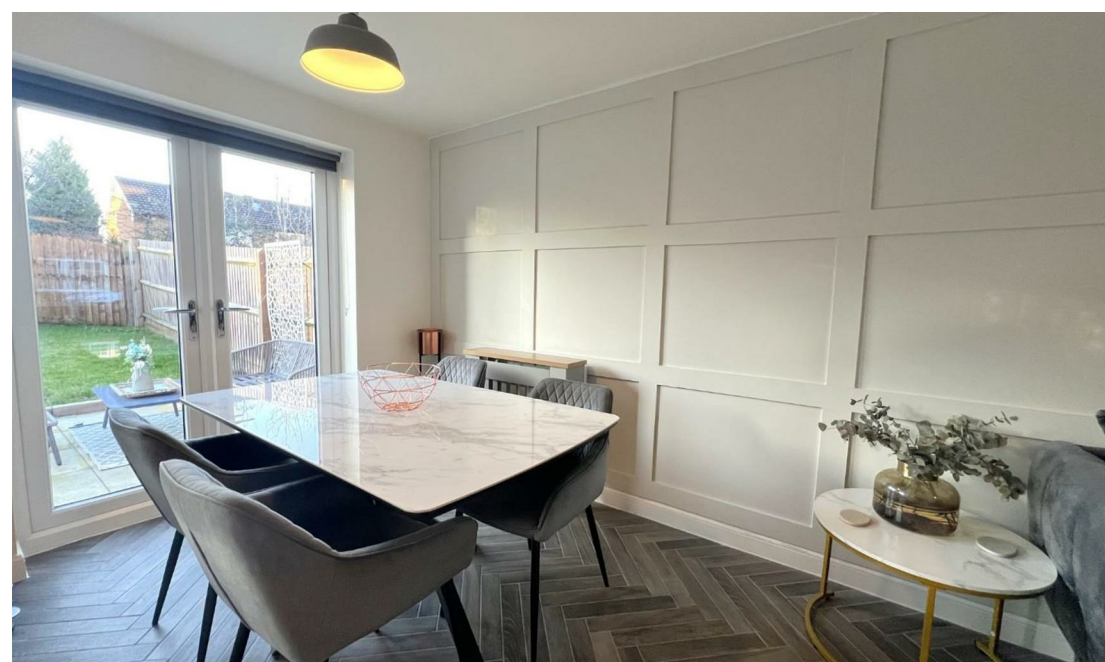
There is off-road parking for multiple vehicles and a single integral garage, providing ample storage space.

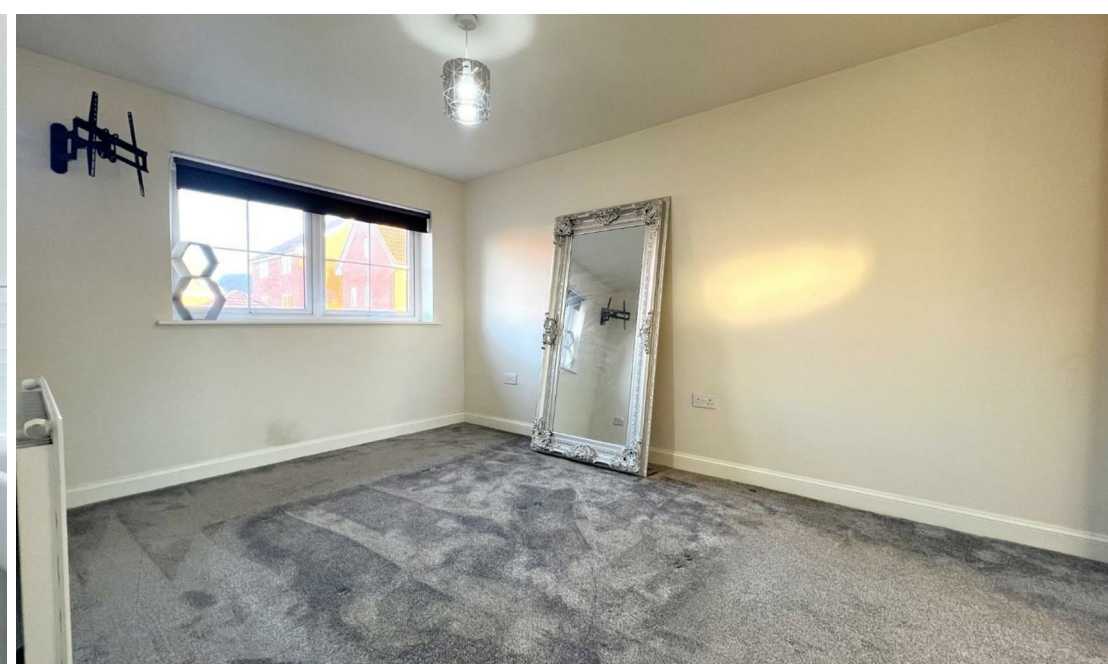
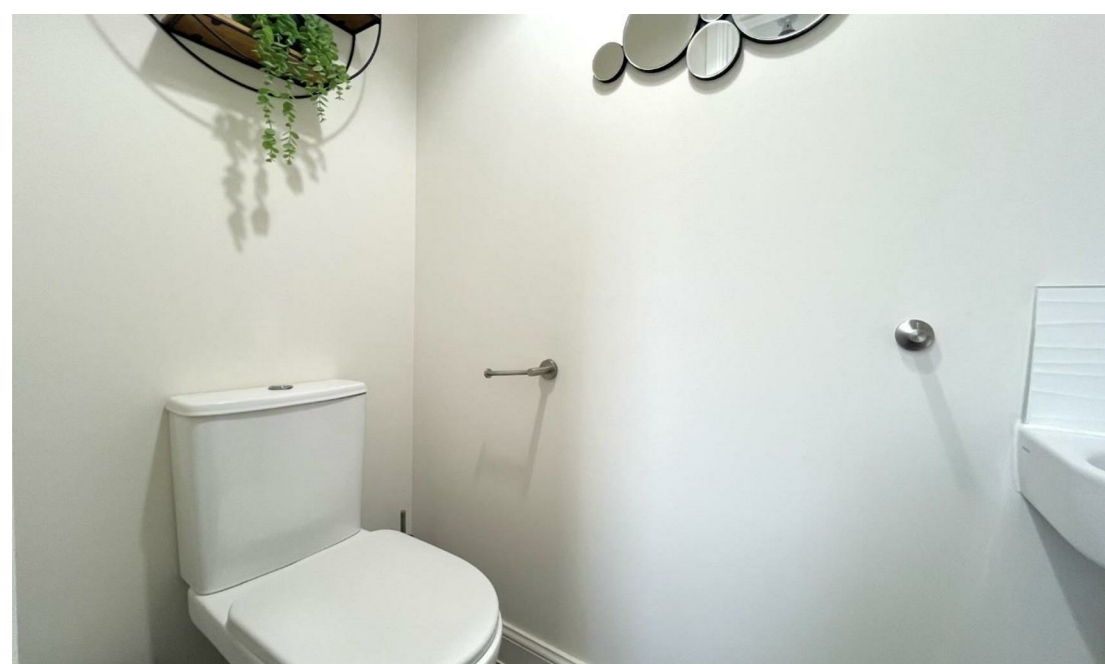
Barrat Home Developments will incur a maintenance charge of approximately £245 per annum once the development is complete.

Don't miss the opportunity to view this exceptional home—contact SellMyHome today to arrange your viewing.

Tenure: Freehold

Guide Price: £325,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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	

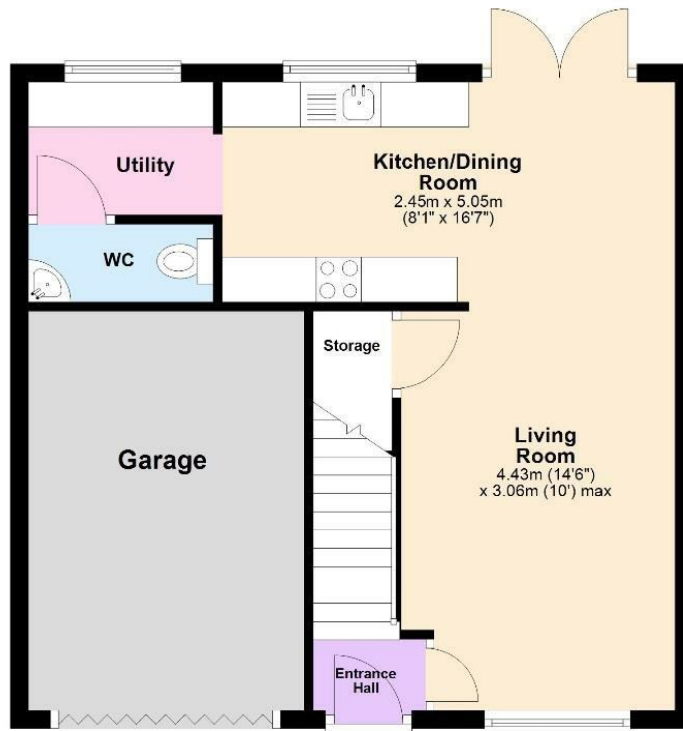
Environmental Impact (CO₂) Rating

	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	



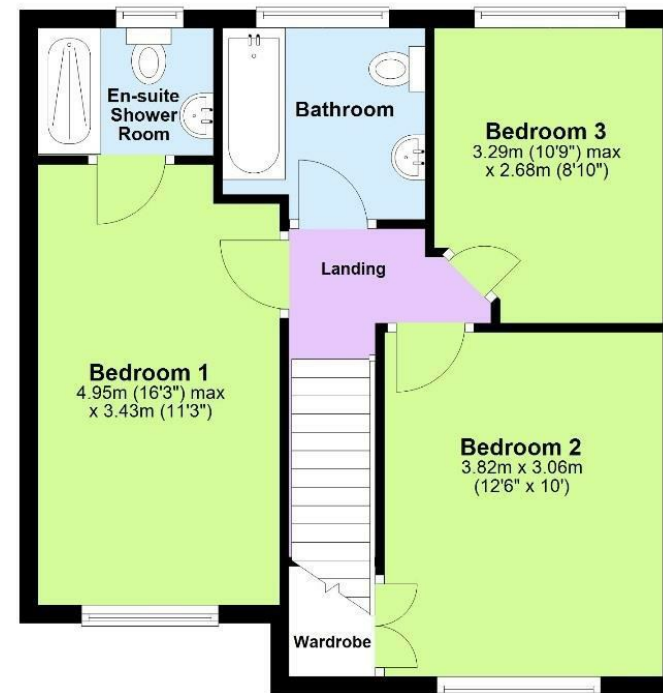
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.