

Room Sizes

Entrance Hallway

11 x 7'2

Downstairs WC

5'3 x 2'9

Kitchen

10 x 6'4

Living Room

14'1 x 11'7

Garden Room

8'5 x 7'3

First Floor Landing

6'5 x 6'1

Bedroom One

14'2 x 9'2

Bedroom Two

14'2 x 6'3

Bathroom

7'2 x 6'1



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Preston Way, Huncote LE9 3BR

Offers Over £250,000

The Story Begins

- Modern & Stylish Home, Fabulously Extended By The Owner
- Sought After Village Location
- Pretty and Mature Enclosed Garden, Non Overlooked To The Rear
- Driveway Providing Off Road Parking
- Hallway, Downstairs WC & Fitted Kitchen
- Living Room & Stunning Garden Room
- First Floor Landing & Bathroom
- Two Well Proportioned Double Bedrooms
- Energy Rating B
- Council Tax Band B & Freehold

Location Is Everything

The sought after Leicestershire village of Huncote lies approximately six miles from Leicester City Centre. Convenience shopping is available in the village which include a Post Office, News Agent and a Public House. There is a leisure centre as well as a well regarded Primary School. Within a twenty minute drive, wider facilities are available at Fosse Park retail park, Entertainment at the Meridian and a Business Centre. Surrounding a rural area, there are ample footpaths, bridleways and cycle routes including the popular walking spot at Croft Hill.



Inside Story

Situated in the charming village of Huncote, on Preston Way, awaits a delightful modern townhouse that exudes style and comfort. This immaculate property, built in 2015, boasts a beautiful decor that is sure to captivate your heart.

As you step into the entrance hallway, you are greeted by a sense of warmth and elegance. The ground floor features a welcoming living room that seamlessly flows into a garden room, illuminated by a skylight and adorned with French doors that open up to the enchanting garden, offering a perfect blend of indoor-outdoor living.

The fitted kitchen, complete with appliances, is a culinary haven waiting to be explored. Additionally, the convenience of a downstairs WC adds a practical touch to this already impressive home.

Upstairs, you will find two cosy double bedrooms that provide a peaceful retreat at the end of the day. The bathroom is stylishly appointed, offering a relaxing space to unwind and rejuvenate.

One of the highlights of this property is its mature enclosed garden, featuring a patio and decking area, perfect for al fresco dining or simply basking in the tranquillity of the surroundings. The rear of the property is non-overlooked, ensuring privacy and serenity.

The driveway adds convenience to your lifestyle, ensuring parking is never a hassle.

If you are seeking a modern home in a village setting, look no further. This townhouse on Preston Way is a true gem, offering a harmonious blend of contemporary living and natural beauty. Don't miss the opportunity to make this your new home sweet home.

