

Room Sizes

Entrance Hall

Downstairs WC

4'64" x 2'8"

Kitchen

11'3" x 8'48"

Lounge Diner

15'26" x 13'73" max

First Floor Landing

Bedroom One

13'65" x 8'52"

Bedroom Two

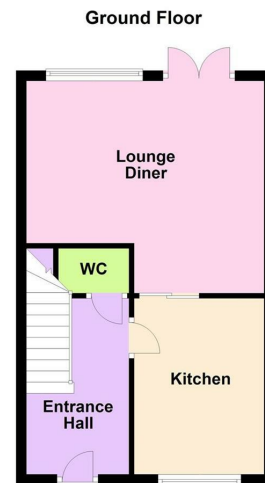
11'43" x 8'6"

Bedroom Three

10'6" x 6'45"

Shower Room

6'7" x 5'47"



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, Leicester LE9 3BR

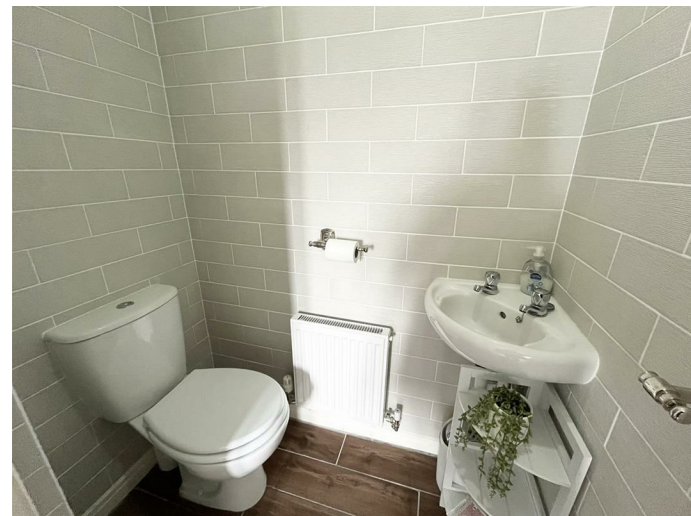
£265,000

The Story Begins

- Stunning Semi Detached Family Home
- Entrance Hall & Downstairs WC
- Modern Fitted Kitchen
- Spacious Lounge Diner
- Three Well Proportioned Bedrooms
- Stylish Shower Room
- Off Road Parking
- Pretty Enclosed Rear Garden
- Offered For Sale With No Upward Chain
- EPC 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 and leisure facilities are available in the village which include a Post Office, News Agent, and a Public House. Within a twenty minute drive, wider facilities are available at Fosse Park and Meridian Shopping, Entertainment and Business Centre. Being a rural area, there are ample footpaths, bridleways and cycle routes in the area. Within a ten minute drive there is an array of further leisure facilities catering for most interests.



Inside Story

Beautifully presented throughout this semi detached home in located in the sought after village of Huncote and must be viewed to truly appreciate this wonderful home. The current owners have refurbished this property to a high standard and is offered for sale with no upward chain. On approach you will find a side driveway providing parking for several cars, a gate leading to the rear and a pretty front garden. Entering through the front door you are greeted into the entrance hallway with stairs rising to the first floor and doors your downstairs living accommodation. The modern kitchen is fitted with an array of shaker style wall and base units with contrasting work surfaces and tiles, a composite sink with mixer tap and drainer, gas range cooker space with extractor over, washing machine and space for a free standing fridge freezer. The heart of this home is the open plan lounge diner, perfect for modern day family living. The dining area has space for a dining table to enjoy meal times with family & friends. The lounge area is the perfect space to sit and relax after a long day whilst enjoying views of the garden through the French doors that open up onto the garden. Essential to any family home is the downstairs WC complete with a low level wc and pedestal wash hand basin. Travelling up to the first floor you will find three well proportioned bedrooms, all benefitting from fitted wardrobes. The family shower room comprises of a walk in shower, pedestal wash hand basin and low level wc with heated towel rail and stylish tiling. Externally this home has much to offer with an enclosed rear garden mainly laid to lawn, raised flower bed and a patio area perfect for outside al fresco dining. Thanks to the positioning housing this garden has a real sense of privacy with it also backing onto trees. Important Note - This property is subject to yearly service charges and fees, we are in the process of confirming these figures.

