

FLOOR PLAN

DIMENSIONS

Entrance Hall

11' x 7'2 (3.35m x 2.18m)

Kitchen

10' x 6'4 (3.05m x 1.93m)

Living Room

14' x 11'7 (4.27m x 3.53m)

Orangery

8'5 x 7'3 (2.57m x 2.21m)

Downstairs Cloakroom

5'3 x 2'9 (1.60m x 0.84m)

Landing

Bedroom One

9'2 x 14'2 (2.79m x 4.32m)

Bedroom Two

6'3 x 14'2 (1.91m x 4.32m)

Bathroom

6'1 x 7'2 (1.85m x 2.18m)



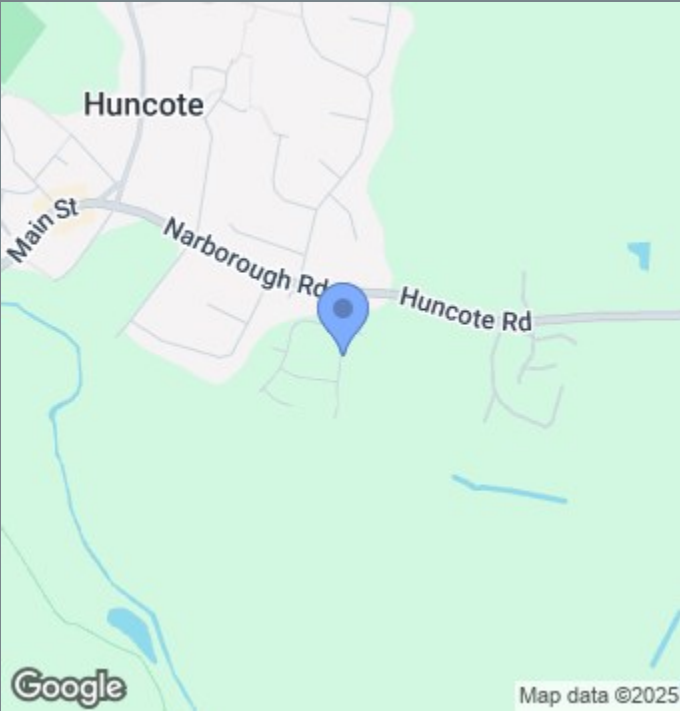


# OVERVIEW

- Stunning Home On Modern Development
- Fabulous Village Location
- Entrance Hall & Kitchen
- Lounge & Orangery
- Downstairs Cloakroom
- Two Bedrooms
- Family Bathroom
- Front Garden & Driveway
- Landscaped Rear Garden
- EER - tbc, Freehold, Tax Band - B

# LOCATION LOCATION....

Preston Way in Huncote offers the perfect blend of village charm & modern convenience, making it a wonderful place to call home. Nestled within a welcoming community, the area is surrounded by beautiful green spaces & nearby parks, ideal for leisurely walks, family outings, or simply enjoying the outdoors. Huncote itself has a lovely village feel with a friendly atmosphere, while still providing easy access to everyday amenities & local shops, with larger retail options just a short drive away. Families are well catered for with reputable schools nearby, making it a practical & appealing choice for those with children. Excellent transport links connect Huncote to Leicester & surrounding areas, ensuring commuting is simple & straightforward, while the tranquillity of village life offers a peaceful retreat at the end of the day. Altogether, Preston Way captures the essence of community living, with everything you need close at hand.



# THE INSIDE STORY

Set within a modern development in one of the most beautiful villages, this lovely home offers the perfect balance of contemporary living and village charm. Immaculately presented throughout, it is a property that feels welcoming from the moment you arrive. The entrance hall provides a bright and inviting introduction, leading into the lounge where natural light pours in and French doors open directly into the orangery. Currently used by the owners as a dining room, this space offers fantastic versatility – whether as a dining area, a playroom, or simply a place to relax with a book while enjoying views of the garden. Together, the lounge and orangery create a wonderful flow, ideal for both everyday living and entertaining. The kitchen has been fitted with elegant shaker-style cabinetry, finished with attractive grey work surfaces that add a modern touch, and provides plenty of storage and workspace. A handy downstairs cloakroom adds to the convenience of the ground floor, making it practical as well as stylish. Upstairs, the landing leads to two comfortable and well-proportioned bedrooms, each thoughtfully presented to provide a calm and restful atmosphere. The family bathroom completes the accommodation, fitted to serve the needs of modern living. Externally, the property benefits from a driveway and neatly maintained front garden, ensuring plenty of kerb appeal. To the rear, the landscaped garden has been designed for ease of maintenance and enjoyment alike, featuring a raised decking area that creates an inviting spot for seating and outdoor dining – perfect for summer barbecues or a quiet evening drink. Altogether, this delightful home has been beautifully cared for and is ready to welcome its new owners.

