

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)



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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

21 Preston Way, Huncote, LE9 3BR

Offers In Excess Of £245,000

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 - C, 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.

