



Preston Close, Wigston, LE18

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

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.

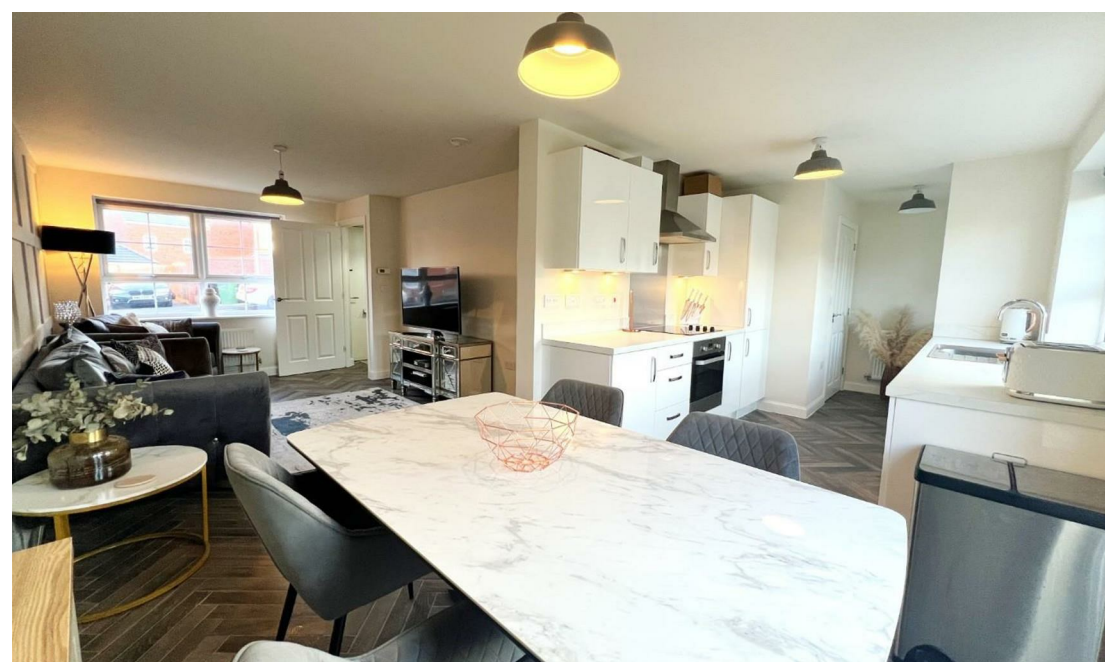
Barrat Home Developments will incur a maintenance charge of approximately £245 per annum once the development is complete.

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

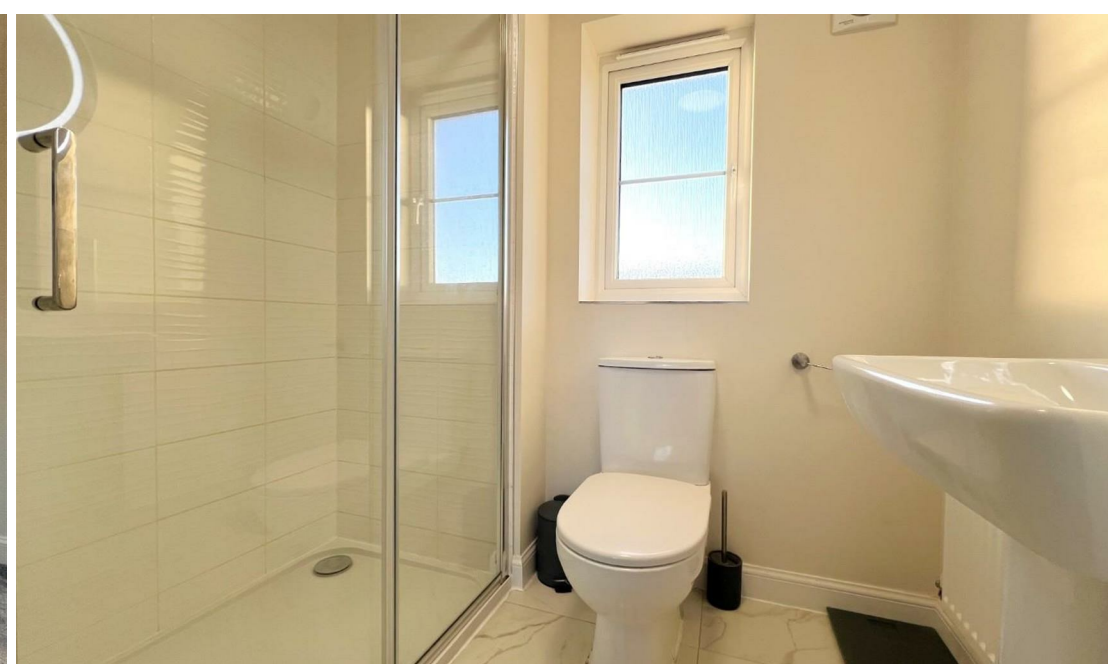
Tenure: Freehold

# Guide Price: £350,000













### 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 (CO<sub>2</sub>) Rating

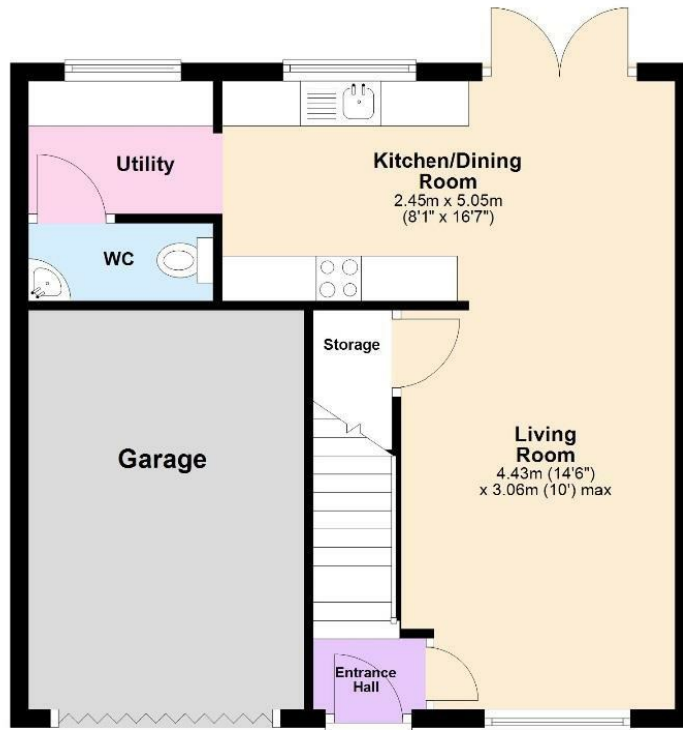
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
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**PRS** Property  
Redress  
Scheme



## 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)**

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