



3 Bedroom 2 Bathroom 1 Reception  
21 Preston Close, Leicester, LE18 3AG





**THREE BEDROOM DETACHED  
OFF ROAD PARKING & INTEGRAL GARAGE  
'MOVE IN' READY  
SOUTH FACING GARDEN  
SOUGHT AFTER LOCATION  
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.

**Guide Price £350,000**



0116 482 2422

[p.silva@sellmyhome.co.uk](mailto:p.silva@sellmyhome.co.uk)



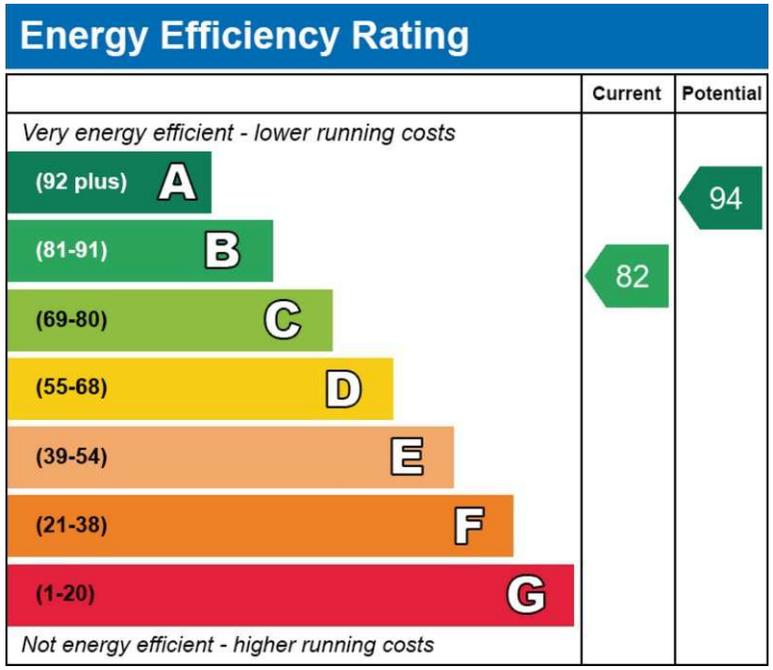
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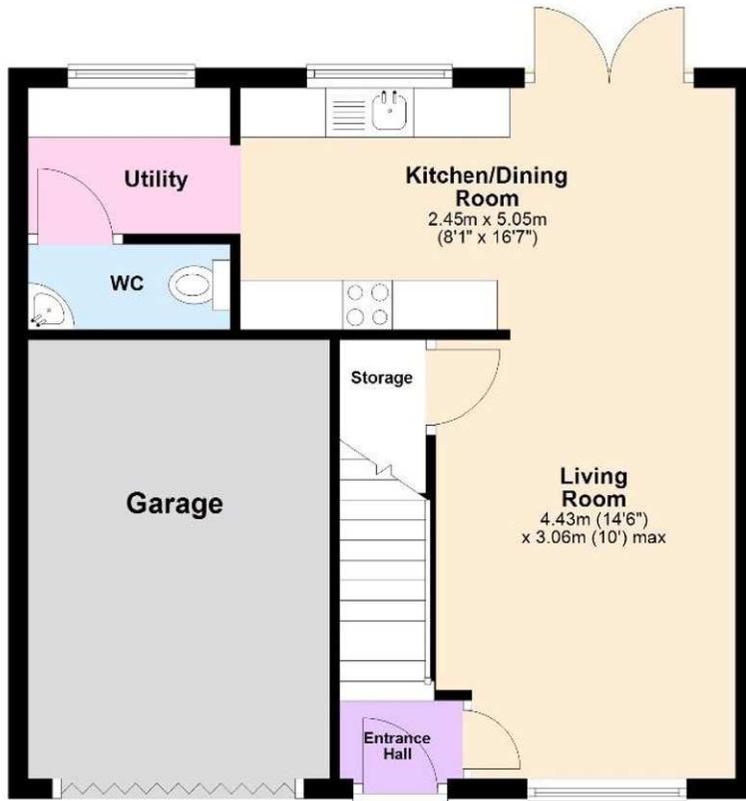
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### Ground Floor

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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		