

**Preston Close**

**Wigston, Leicestershire, LE18 3AG**

Asking Price: £240,000



**Oliver Rayns**  
ESTATE AGENTS



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- Stylish & Spacious Semi Detached
- Open Plan Living Room
- Chic Fitted Kitchen Diner
- Downstairs WC
- Two Double Bedrooms
- Contemporary Bathroom Suite
- Enclosed Rear Landscaped Garden
- Off Road Parking Spaces

Blending modern-day comforts with traditional character and thoughtfully designed by Barratts, this superb two-bedroom red brick semi-detached house presents an exciting opportunity to secure your first or next family home within the popular village of Wigston.

Immaculately presented by the current owners, this attractive property offers well-proportioned floor space and boasts two double bedrooms, an elegant living room and a fabulous kitchen/breakfast room that overlooks wonderfully sunny rear garden. With the benefit of two designated off-road parking spaces, this is a must-see property to fully appreciate its benefits.

Entry is through the porch and into the light and spacious living room that overlooks the front and with a beautiful engineered wood floor, which continues throughout the downstairs. In one corner is the stairs to the first floor and adjacent is a door into the inner hallway where you will find the cloakroom, which has a two-piece suite and radiator.

Overlooking the front garden and with French doors that have full height windows on either side, allowing plenty of light to flood the room and bringing the outside in, is the impressive kitchen/breakfast room. A double oven has a gas hob, colour co-ordinated splashback and extractor hood above, and along the adjacent wall is the sink with pretty patterned wall tiles above. There is an ample range of eye-level wall and base units with quartz work surfaces providing plenty of storage space while integrated appliances include a fridge/freezer, a dishwasher and a washing machine.

A first-floor galleried landing opens to two well-appointed double bedrooms, one of which benefits from a range of fitted wardrobes with mirrored doors. The fabulous bathroom is part-tiled and has a white three-piece suite with the bath benefiting from an electric wall shower and a folding shower screen.

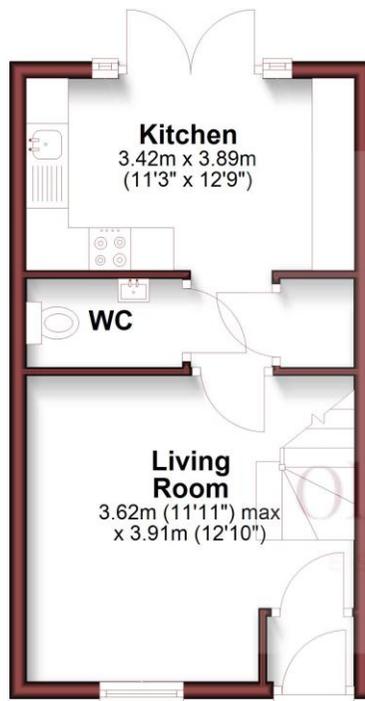
A lovely feature of this superb property is the outside and deceptively spacious rear garden, which is accessed via a side passage and bordered by wood fence panels. A wonderful sun trap, the extensive paved terrace has lots of room for a table, chairs and the family barbecue.





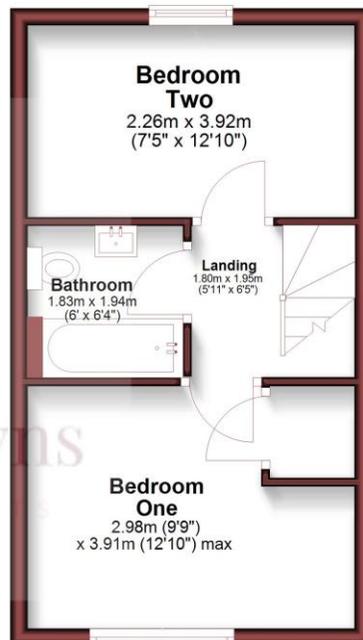
## Ground Floor

Approx. 27.8 sq. metres (299.8 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 56.2 sq. metres (604.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</b>	
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Oliver Rayns**

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