

# FOR SALE



**Abbey**  
Lettings & Sales



## Orton Road

Leicester, LE4 2AS

**£294,000**



Welcome to this spacious 3 bedroom detached house, offering the perfect canvas for your dream home. With the potential to be converted into a 4 bedroom and the opportunity for upward extension, this property presents endless possibilities for expansion.

The property comprises of entrance porch, entrance hall, lounge/diner and kitchen/diner. To the first floor there are three bedrooms and shower room. The property also offers gas central heating, full double glazing and a gated driveway.

This versatile 3 bedroom detached house presents an exciting opportunity for buyers looking to create their ideal home. With the potential to be turned into a 4 bedroom and the option for upward extension, the possibilities are endless. Don't miss out on the chance to transform this property into your dream residence. Contact us today to arrange a viewing and explore the potential of this fantastic home.



### Entrance Porch

UPVC patio sliding door, ceiling light point and tiled flooring.

### Entrance Hall

Ceiling light point, radiator, carpeted flooring, stairs to the 1st floor landing and doors to lounge/diner and kitchen/diner.

### Lounge/Diner 21'8" x 15'9" (6.618 x 4.815)

Two ceiling light point, radiator, gas fire, two TV points, BT point solid wood flooring and patio doors leading rear garden.

### Kitchen/Diner 15'9" x 17'1" (4.814 x 5.212)

Ceiling light points, double glazed window, fully fitted kitchen offering base and wall cupboards, one housing the combi boiler, rolled edge worktop with sink and drainer with hot and cold mixer tap, washing machine and tiled flooring.

### Diner Area 12'8" x 7'6" (3.865 x 2.288)

Ceiling light point, double glazed window, radiator and laminate flooring.

### Stairs & Landing to 1st Floor

Ceiling light point, double glazed window, radiator, carpeted flooring, loft hatch and doors leading to bedroom 1, 2, 3 and bathroom..

### Bedroom 1 15'11" x 11'4" (4.871 x 3.470)

Two ceiling light points, two double glazed windows. two radiators and laminate flooring.

### Bedroom 2 12'6" x 7'0" (3.815 x 2.143)

Ceiling light points, double glazed window. radiator and solid wood flooring.

### Bedroom 3 9'3" x 8'7" (2.836 x 2.639)

Ceiling light points, double glazed window. radiator and carpeted flooring.

### Shower Room 9'0" x 5'6" (2.755 x 1.691)

Ceiling lights point, spot light points, double glazed window, towel radiator, 3 piece suite comprising of a walk in thermostatic shower, pedestal wash hand basin, low level flush toilet, shaving point, radiator, extractor fan and tiled flooring.

### Externally

#### To The Front Of The Property

There is a paved driveway leading to the front door, double gates and stoned area

#### To The Back Of The Property

There is an enclosed garden offering patio and lawn areas and wooden shed.

### Additional Information

Council Tax Band: C

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

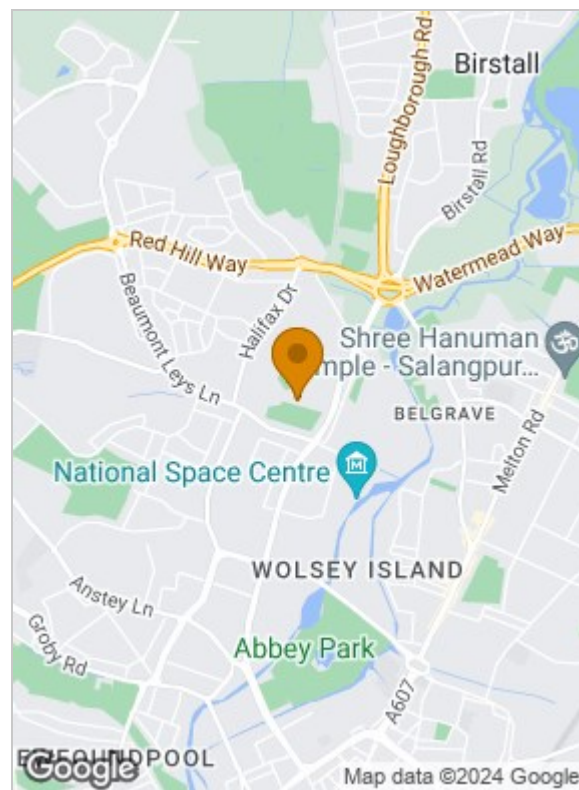
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

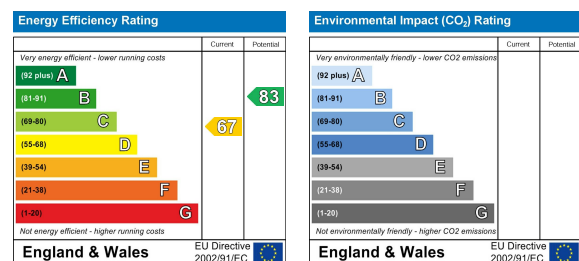
## Area Map



## Floor Plans



## Energy Efficiency Graph



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