

FREEHOLD



House - Semi-Detached (EPC Rating: C)

Threadgold Close, Leicester, LE4 1BY

Offers Over

£315,000



4 Bedroom House - Semi-Detached located in Leicester

***** NO CHAIN - EXTENDED SEMI DETACHED PROPERTY - OFF ROAD PARKING - ASTILL LODGE *****

Seths are pleased to present this extended four-bedroom semi-detached home situated in the sought-after Astill Lodge area, offered to the market with no onward chain and off-road parking.

The ground floor features a welcoming porch, a spacious lounge, an extended bedroom room, and a modern downstairs shower room. The kitchen is fitted with a range of units, an integrated oven and induction hob, and leads into a bright conservatory providing access to the rear garden.

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom with a Jacuzzi-style bathtub and built-in storage.

Externally, there is a front lawn, side driveway, and a private rear garden. Ideally located close to local schools, shops, and transport links, this property makes an excellent family home or investment opportunity.

Contact Seths Today to Arrange A Viewing - 0116 266 9977

GROUND FLOOR

PORCH

LOUNGE

13'10" x 11'8"

A welcoming main reception room featuring solid oak flooring, two radiators, a feature fireplace, and a double-glazed window facing the front aspect. Stairs rise to the first floor, and there is access to both the kitchen and the extended side sitting room.

BEDROOM

17'7" x 8'7"

A bright and spacious bedroom with carpeted flooring, two radiators, double-glazed windows to both the front and side aspects, and access to the downstairs shower room.

SHOWER ROOM

8'6" x 3'10"

Stylishly finished with tiled flooring and tiled walls, featuring a shower cubicle with mixer function, standing radiator, wash hand basin with vanity unit, toilet, spotlighting, and a double-glazed window to the rear aspect.

KITCHEN

11'8" x 8'2"

Fitted with a range of base and eye-level units and finished with tiled flooring and partially tiled walls.

Includes an integrated four-ring induction hob, integrated oven with extractor, stainless steel sink, and plumbing for a washing machine and also space for a dishwasher. There is a double-glazed window overlooking the rear garden, radiator, and a UPVC door providing access to the conservatory.

CONSEVATORY

14'6" x 11'5"

A fantastic additional living space, finished with laminate flooring, spotlighting, radiator, electric fireplace, and double-glazed windows facing the rear and side aspects.

A UPVC door allows access directly into the rear garden.

FIRST FLOOR

LANDING

16'6" x 3'0"

Finished with carpeted flooring, with a hatch allowing access to the loft, and provides entry to all rooms on the first floor.

BEDROOM ONE

11'9" x 8'5"

A spacious double bedroom with carpeted flooring, radiator, inbuilt storage cupboards, and a double-glazed window facing the rear aspect.



BEDROOM TWO

11'8" x 10'1"

Another well-proportioned bedroom featuring carpeted flooring, radiator, and a double-glazed window facing the right aspect. Includes loft access hatch.

BEDROOM THREE

11'8" x 8'6"

A comfortable third bedroom offering carpeted flooring, radiator, and double-glazed windows facing both the front and side aspects, allowing ample natural light.

BATHROOM

8'5" x 8'1"

Modern and well-equipped with tiled flooring and tiled walls, spotlighting, a polyvinyl Jacuzzi-style bathtub with electric shower function, wash hand basin, toilet, standing radiator, built-in storage, and a double-glazed window to the rear aspect.

OUTSIDE

To the front, the property features a small lawned garden with a slabbed path leading to the main

entrance. A wooden gate provides access to the rear garden from the driveway located at the side of the property.

To the rear, the property offers a paved patio area with access to a wooden shed and a grass lawn, which can be reached from the conservatory or via the wooden gate from the driveway. The garden is secluded by wooden fencing along the boundary.

COUNCIL TAX BAND - A

FREEHOLD

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

Interactive floorplan links :

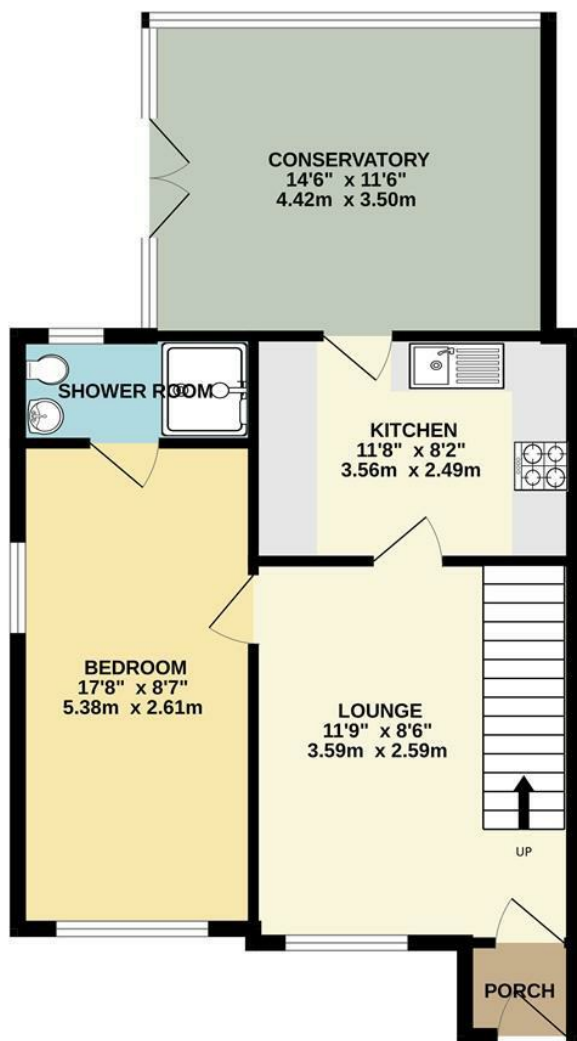


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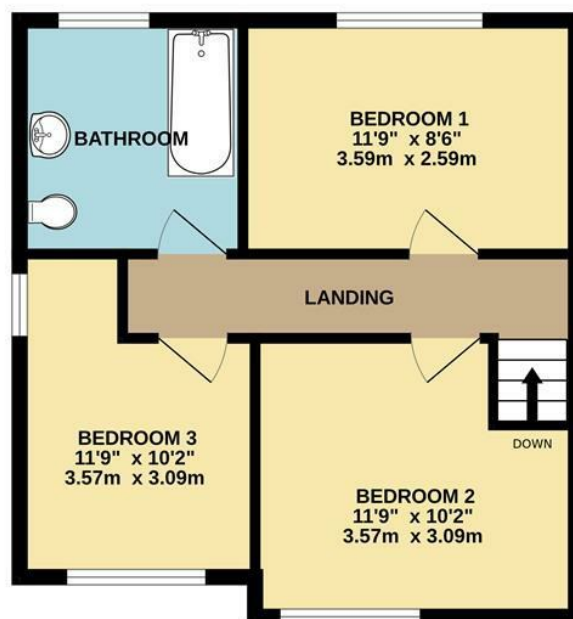




GROUND FLOOR



1ST FLOOR

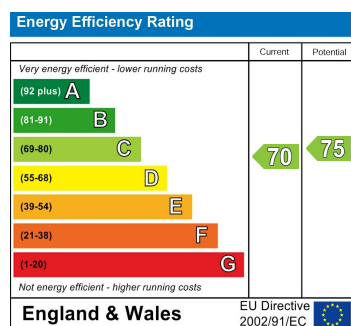


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Performance Graph



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