

FREEHOLD



House - Detached (EPC Rating: D)

Hobson Road, Leicester, LE4 2AR

Offers Over

£255,000



2 Bedroom House - Detached located in Leicester

***** NO CHAIN - TWO BEDROOMS - POTENTIAL TO EXTEND (STPP) - DETACHED - GARAGE *****

Seths Estate Agents are pleased to bring to market, with no onward chain, this two-bedroom detached home with a detached garage, located on Hobson Road. A key feature of this property is the adjoining parcel of land, which has previously benefited from planning permission and offers excellent development potential, subject to obtaining current planning consent.

The accommodation comprises an entrance hall with under-stairs storage, a spacious through lounge extending the full length of the property with bay window to the front and sliding doors opening onto the rear garden, and a fitted kitchen with base and eye-level units, space for appliances, and direct access to the garden.

To the first floor are two well-proportioned bedrooms, a family bathroom, and an additional storage room. The landing also provides access to the loft.

Outside, the property features a private rear garden with lawn, patio seating area, and mature borders, enclosed for privacy. To the side is a detached garage and driveway, with the additional adjoining land extending the overall plot. This extra space offers a range of possibilities, including further garden use, additional parking, or future development, subject to planning approval.

A rare opportunity to acquire a detached home with development potential in a sought-after location, offered to the market with no chain.

GROUND FLOOR

ENTRANCE HALL

10'10" x 7'0"

Finished with tiled flooring and a radiator, the entrance hall is accessed via a composite door and benefits from a double-glazed window facing the front aspect. Stairs rise to the first floor, and there is a useful storage cupboard located under the stairs. The hall provides access to both the kitchen and the through lounge.

LOUNGE

24'5" x 10'11"

A full-length through lounge spanning the depth of the house, featuring two radiators. A double-glazed bay window faces the front aspect, while sliding double-glazed UPVC doors to the rear provide access into the garden, allowing plenty of natural light throughout.

KITCHEN

14'6" x 6'11"

Finished with tiled flooring and partially tiled walls, the kitchen is fitted with base and eye-level units and a

stainless steel sink. There is space and plumbing for a washing machine, space for a gas burner with an extractor above, and space for a base-level fridge. A standing radiator is present, along with double-glazed windows facing the side and rear aspects. A UPVC double-glazed door provides direct access into the garden, and the ceiling features decorative panelling.

FIRST FLOOR

LANDING

11'1" x 7'0"

The landing benefits from a double-glazed window facing the side aspect and provides access to all rooms on the first floor. There is also a hatch allowing access into the loft.

BEDROOM ONE

11'0" x 11'0"

A well-proportioned bedroom with a radiator and a double-glazed window facing the front aspect.



BEDROOM TWO

13'0" x 11'0"

Featuring a radiator and a double-glazed window facing the side aspect.

BATHROOM

9'3" x 6'11"

The bathroom includes a standing radiator, partially tiled walls, a toilet, wash hand basin, and a polyvinyl bathtub with mixer shower function. A double-glazed window faces the rear aspect, and the room also houses the gas-powered combination boiler.

STORAGE

6'11" x 3'2"

Useful storage space with a double-glazed window facing the front aspect.

OUTSIDE

To the front, the property features a white-rendered exterior with a green front door incorporating a semi-circular window and letterbox. A narrow paved pathway runs alongside a low brick boundary wall with a gravel border, leading to a wooden side gate and an adjoining garage. The outdoor space includes a circular lawn

bordered by gravel and paving, with shrubs and small trees along the perimeter. A patio area provides space for outdoor seating, and the garden is enclosed by fencing and neighbouring hedges, offering a good degree of privacy.

This detached home further benefits from an adjoining plot of land that extends the outdoor space, presenting excellent potential for additional gardens, parking, or future development, subject to the necessary consents. The additional land is positioned adjacent to the driveway and garage, offering a versatile and valuable extension to the property.

GARAGE

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

Mains Gas: Yes

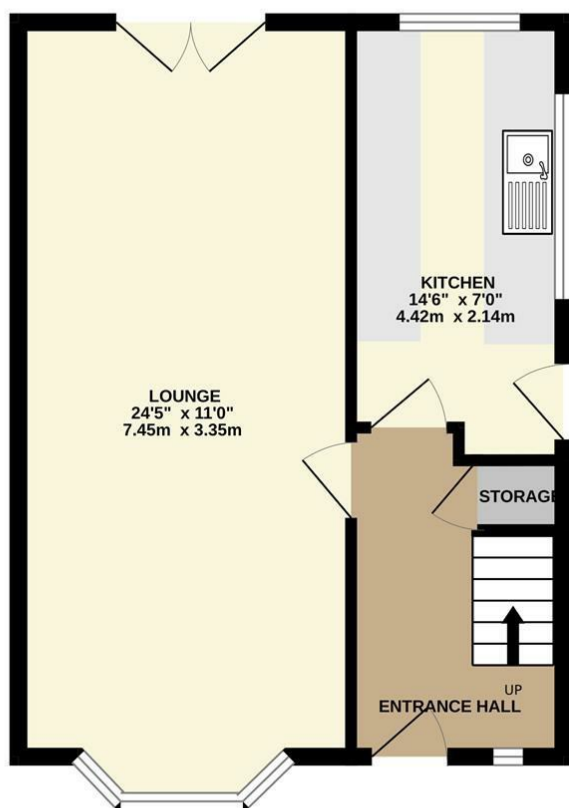


Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

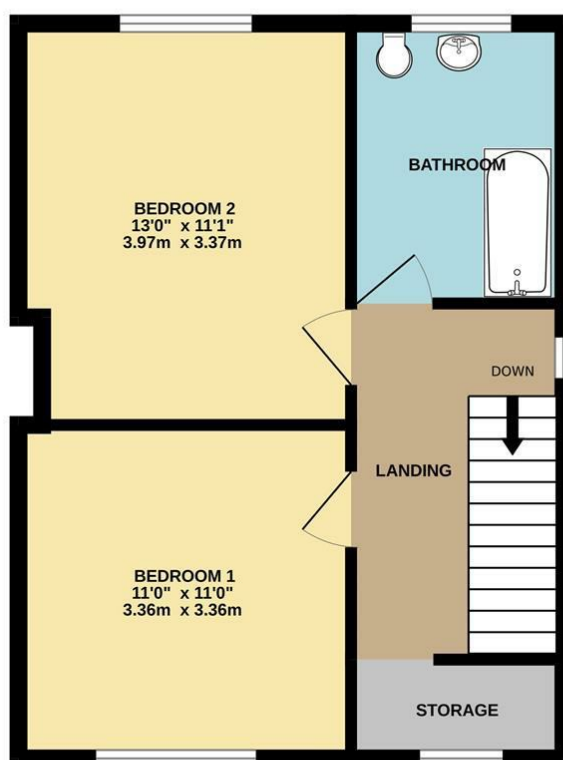




GROUND FLOOR



1ST FLOOR

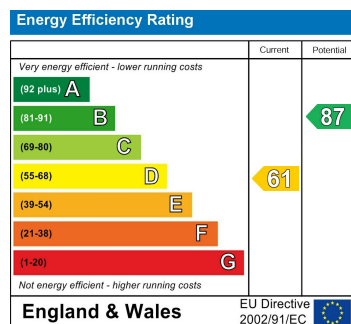


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

B

Energy Performance Graph



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