

FREEHOLD



House - Terraced (EPC Rating: B)

FOREST HOUSE LANE, LEICESTER, LE3 3PY

PRICE:

£225,000



2 Bedroom House - Terraced located in Leicester

***** TWO BEDROOM - OFF ROAD PARKING - LEICESTER FOREST EAST - NO CHAIN *****

Seths Estate Agents are pleased to bring to market this two-bedroom mid-terraced property located on Forest House Lane in the popular village of Leicester Forest East. Offered to the market with no onward chain and presented in truly ready to move into condition, this is an ideal opportunity for families and first-time buyers alike. The property further benefits from off-road parking for two vehicles to the front.

To the front, a slabbed frontage with a wooden gate provides access to the property, with two allocated parking spaces situated directly in front. To the rear, a private garden features a slabbed patio area leading onto a lawned garden, enclosed by a wooden perimeter, with access to a shared passage leading back to the front where the parking is situated.

Internally, the ground floor comprises an entrance hall, a convenient downstairs WC, a well-appointed kitchen, and a generous lounge with double doors opening directly onto the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

Contact Seths Estate Agents.

GROUND FLOOR

ENTRANCE HALL

Vinyl, radiator. Accessed via a composite front door. Provides access to all ground floor rooms and stairs leading to the first floor.

W/C

LVT flooring, radiator, wash hand basin, WC, partially tiled walls, double-glazed window to the side aspect.

KITCHEN

9'8" x 6'7"
LVT flooring, base and eye-level units, four-ring gas hob with oven and integrated extractor over, gas combination boiler housed in high-level unit, integrated fridge freezer, integrated dishwasher, stainless steel sink, space and plumbing for washing machine, partially tiled walls, double-glazed window to the front aspect.

LOUNGE

14'1" x 13'7"
Carpeted flooring, two radiators, storage cupboard beneath the stairs, double-glazed window to the rear aspect. uPVC double doors providing access to the rear garden.

FIRST FLOOR

LANDING

Carpeted flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

10'6" x 8'5"
Carpeted flooring, radiator, two built-in storage cupboards, two double-glazed windows to the rear aspect.

BEDROOM TWO

13'7" x 8'7"
Carpeted flooring, radiator, built-in storage cupboard, two double-glazed windows to the rear aspect.

BATHROOM

6'5" x 5'2"
LVT flooring, spotlighting, radiator, panelled bath with electric shower over, wash hand basin, WC.

OUTSIDE

To the rear, the property features a slabbed patio area with a grass lawn, secluded by a wooden perimeter. To the front, there is a slabbed frontage with two allocated off-road parking spaces, and a wooden gate providing access to a shared passage leading to the front. Entry into the property is via the composite front door.

FREEHOLD

COUNCIL TAX BAND - B



ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: B

Council Tax Band: B (Blaby)

Council Tax Rate: £1,882.07

Mains Gas: Yes

Mains Electricity: Yes

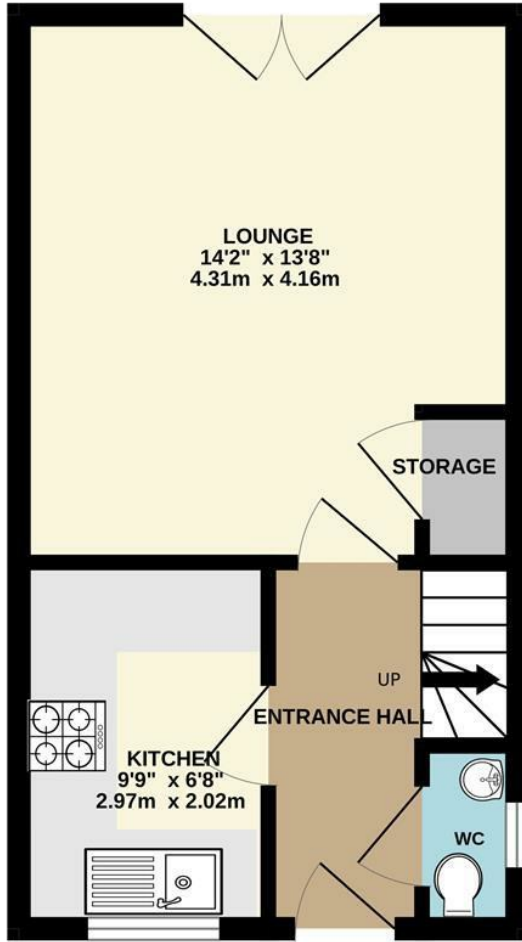
Mains Water: Yes

Mains Drainage: Yes

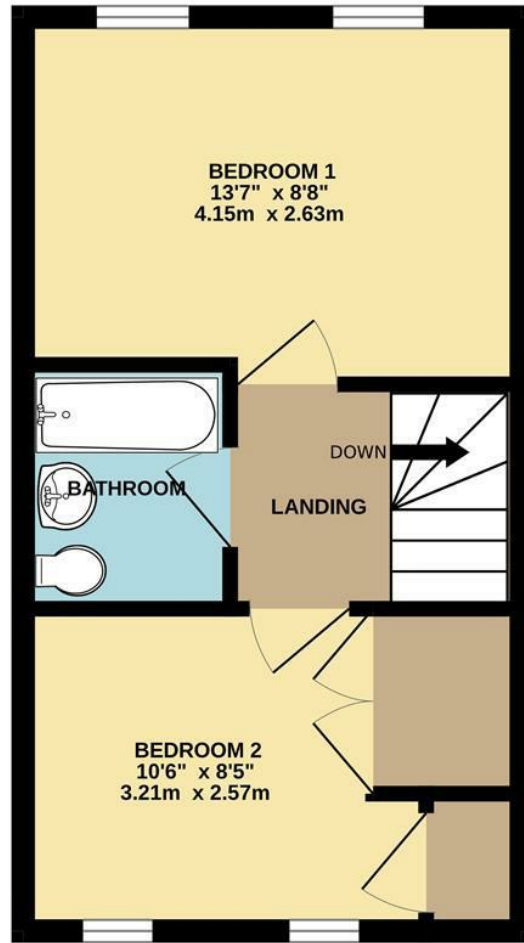
Broadband availability: Superfast Fibre Broadband



GROUND FLOOR



1ST FLOOR

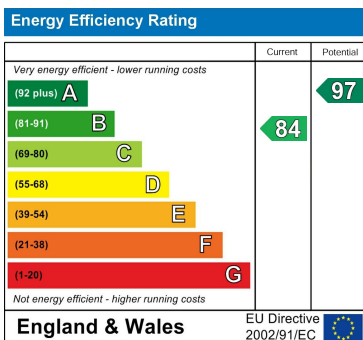


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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