

FREEHOLD



House - Semi-Detached (EPC Rating: C)

Darenth Drive, Leicester, LE4 0PJ

PRICE:

£260,000



3 Bedroom House - Semi-Detached located in Leicester

***** SEMI DETACHED - OFF ANSTEY LANE - DRIVEWAY - GARAGE - KITCHEN AND DINER -
READY TO MOVE INTO *****

Seths Estate Agents are pleased to bring to market this three-bedroom semi-detached home located on Darenth Drive, off Anstey Lane in Leicester. The property benefits from a driveway, a detached garage, and a generous rear garden with potential to extend, subject to the necessary planning permissions — making this an ideal family home with plenty of scope for the future.

To the front, the property features a front garden and driveway with potential to accommodate parking for two vehicles, with a wooden gate providing access to the rear. To the rear, a well-sized garden is enclosed by a wooden fenced perimeter, with access to the detached garage and vehicle access via a wooden gate.

Internally, the ground floor comprises an entrance porch, an entrance hall, a well-appointed kitchen and diner with integrated appliances and sliding doors opening onto the rear garden, and a lounge to the front. To the first floor are three well-proportioned bedrooms and a family bathroom, with a landing providing loft access and useful storage.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH

Double-glazed window to the front aspect, double-glazed window to the side aspect. Accessed via a composite front door. Wooden door providing access into the entrance hall.

ENTRANCE HALL

12'7" x 5'3"

Laminate flooring, radiator, storage cupboard beneath the stairs. Stairs leading to the first floor. Provides access to the kitchen and dining room.

KITCHEN & DINING ROOM

16'3" x 9'4"

Laminate flooring, radiator, base and high-level units, base-level unit housing the boiler, integrated four-ring hob with integrated extractor over, integrated oven, integrated microwave, stainless steel sink, space and plumbing for washing machine, storage cupboard, space for fridge, double-glazed window to the rear aspect. Sliding double-glazed doors providing access to the rear garden. Provides access to the lounge.

LOUNGE

12'11" x 10'2"

Carpeted flooring, radiator, double-glazed window to the front aspect.

FIRST FLOOR

LANDING

Carpeted flooring, storage cupboard, loft hatch, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE

13'0" x 9'5"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO

9'6" x 9'2"

Carpeted flooring, radiator, double-glazed window to the rear aspect.



BEDROOM THREE

8'3" x 7'5"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM

7'4" x 5'1"

Vinyl flooring, panelled walls, standing radiator, standing shower cubicle with electric shower, wash hand basin, WC, double-glazed window to the rear aspect.

OUTSIDE

To the rear, the property features an ample sized garden with potential to extend, subject to planning permission, secluded by a wooden fenced perimeter. There is access to a detached garage and a driveway extending into the garden, accessed via a wooden gate. To the front, the property benefits from a front garden and driveway with potential to accommodate parking for two vehicles. A wooden gate provides vehicular access to the rear.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

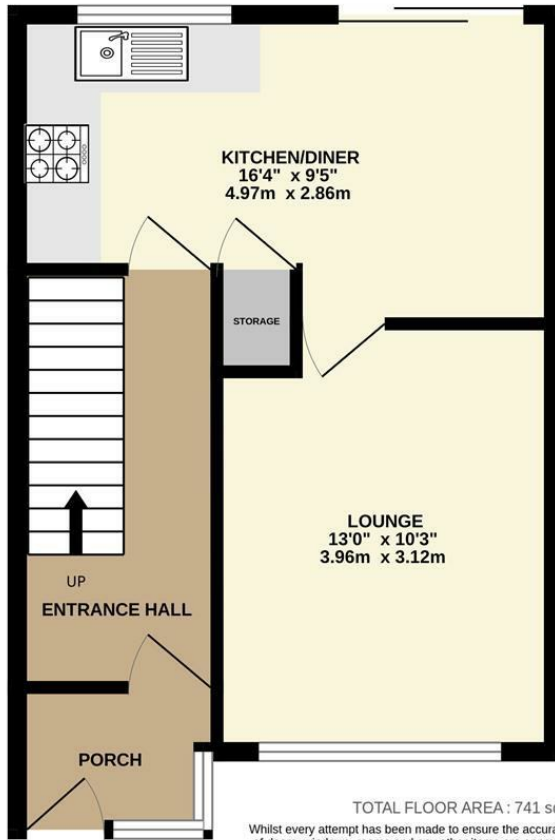
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

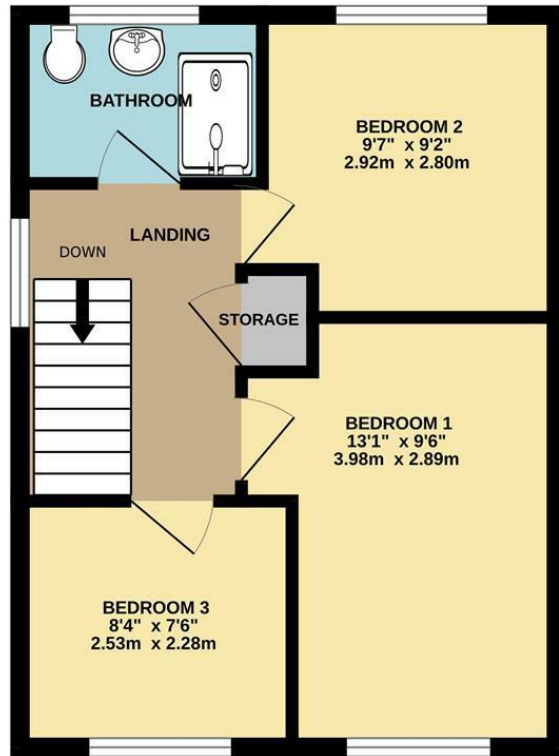




GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



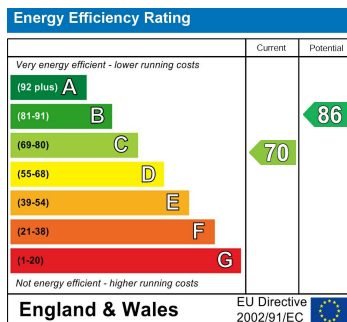
TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.