

FREEHOLD



House - Semi-Detached (EPC Rating:)

Abbey Lane, Leicester, LE4 0DA

Offers Over

£299,950



3 Bedroom House - Semi-Detached located in Leicester

***** NO ONWARD CHAIN - ABBEY LANE - THREE BEDROOMS - SEMI DETACHED - OFF ROAD PARKING *****

Seths Estate Agents are pleased to bring to market this three-bedroom semi detached property located on Abbey Lane in Leicester. Offered to the market with no onward chain, the property benefits from off-road parking for three vehicles, an electric vehicle charging point, and potential to extend to the rear, subject to the necessary planning permissions — making this a fantastic and future-ready family home.

To the rear, the property features a slabbed tiled garden enclosed by a wooden perimeter, with a private passage and wooden gate providing access to the driveway.

Internally, the ground floor comprises an entrance porch, a welcoming entrance hall, a lounge with a bay window to the front, a sitting room with a feature fireplace and UPVC door to the garden, a well-appointed kitchen fitted two years ago, a lobby with access to an outside WC, brick-built storage, and a wooden shed. To the first floor are three bedrooms, two with built-in storage, and a family bathroom with loft access.

Contact Seths to arrange viewing today.

GROUND FLOOR

PORCH

Finished with tiled flooring, access via UPVC door with double glazed windows surrounding the entrance and a wooden door providing access into the property.

ENTRANCE HALL

12'10" x 6'11"

Carpeted flooring, radiator, stairs leading to the first floor, storage cupboard located under the stairs and access to the through lounge, sitting room and kitchen. Space for a fridge.

LOUNGE

11'5" x 11'0"

Carpeted flooring, radiator, double glazed bay window facing the front aspect and open access into the sitting room.

SITTING ROOM

12'2" x 11'5"

Carpeted flooring, radiator, fireplace, double glazed windows facing the right and side aspects and UPVC door providing access to the garden.

KITCHEN

9'4" x 8'6"

Finished with LVT flooring, fitted approximately 2 years ago, radiator, base and eye-level units, basin, splashback, integrated gas burner with oven, integrated extractor, stainless steel sink, double glazed window facing the side aspect, space and plumbing for a washing machine and integrated cooler. Access to the lobby.

LOBBY

Finished with concrete flooring, providing access to the outside WC, brick-built storage cupboard, private passage laid with tiled slabs and a wooden gate providing access to the outside driveway. Door provides access to a wooden-built shed.

FIRST FLOOR

LANDING

9'1" x 7'6"

Finished with carpeted flooring, double glazed window facing the side aspect and access to all first-floor rooms.



BEDROOM ONE

11'0" x 10'11"

Finished with carpeted flooring, radiator, storage cupboard and double glazed bay window facing the front aspect.

BEDROOM TWO

12'2" x 11'6"

Carpeted flooring, radiator, built-in storage cupboard and double glazed window facing the rear aspect.

BEDROOM THREE

7'9" x 7'6"

Carpeted flooring, radiator, double glazed window facing the front aspect and spotlighting.

BATHROOM

6'11" x 6'0"

Finished with vinyl flooring, radiator, tiled walls, toilet, wash hand basin, double glazed window facing the rear aspect, panelled ceiling, spotlighting and panelled bath with mixer shower. Hatch provides access to the loft.

FREEHOLD

OUTSIDE

To the rear is a slabbed and tiled garden enclosed by a wooden perimeter along the border. At the front a drive large enough for three vehicles, electric charging point. wooden gate allows access into the garden.

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

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





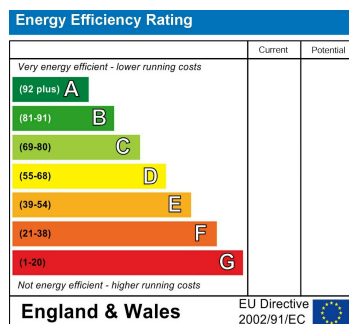


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Council Tax Band

B

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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.