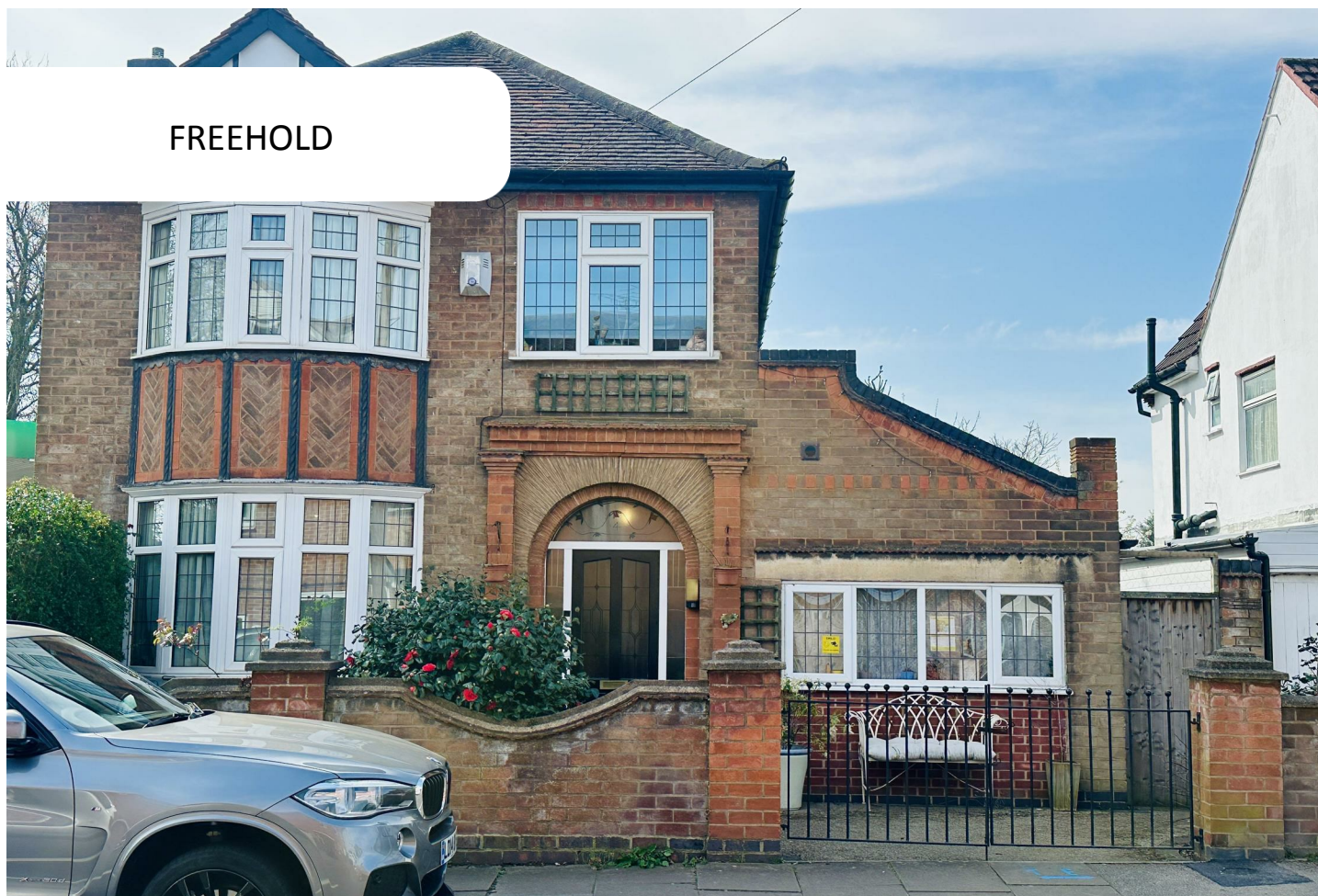


FREEHOLD



House - Detached (EPC Rating:)

Orton Road, Off Abbey Lane, Leicester, LE4 2AS

PRICE:

£300,000



4 Bedroom House - Detached located in Leicester

***** DETACHED - OFF ABBEY LANE - FOUR BEDROOMS - TWO BATHROOMS - NO CHAIN *****

Located just off Abbey Lane, this four-bedroom detached home on Orton Road offers a great opportunity for buyers looking to personalise a property to their taste. The ground floor features a spacious entrance hall, lounge, a kitchen diner with access to the rear garden, ground floor bedroom and shower en-suite for added convenience.

The property offers three well-sized bedrooms and a second family bathroom upstairs.

The property includes a rear garden with a lawn and patio area, a side garage space, and off-road parking to the front. A side gate provides direct access between the front and rear of the home.

A practical home in a popular location, contact Seths to arrange a viewing.

ENTRANCE HALL

15'2" x 6'5"

Wooden flooring, radiator, and access to two reception rooms and the kitchen. Storage cupboard located under the stairs.

BEDROOM 4

9'2" x 8'2"

Vinyl flooring, double glazed window facing the front aspect, radiator. Access to the downstairs bathroom.

DOWNSTAIRS BATHROOM

6'11" x 4'11"

Vinyl flooring, standard shower cubicle with mixer shower, spotlighting, standing radiator, toilet, wash hand basin, and partially tiled walls.

KITCHEN AND DINER

16'7" x 8'2"

Tiled flooring, partially tiled walls, radiator, base and eye-level units, sink, double glazed window facing the rear aspect. Plumbing and space for a washing machine, integrated four-ring gas burner with extractor over, integrated oven and grill, space for a fridge. Dining area with UPVC doors leading outside.

LOUNGE

24'4" x 12'0"

Carpeted flooring, radiator, double glazed bay window facing the front aspect, and additional radiator. UPVC double-glazed doors allow access to the garden.

FIRST FLOOR

LANDING

8'9" x 6'4"

Carpeted flooring, stained glass window facing the side aspect, hatch to the loft storage area.

BEDROOM ONE

12'0" x 12'0"

Carpeted flooring, inbuilt storage cupboard, double glazed bay window facing the front aspect, radiator.

BEDROOM TWO

12'0" x 12'0"

Carpeted flooring, radiator, double glazed window facing the rear aspect.

BEDROOM THREE

6'5" x 6'5"

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

UPSTAIRS BATHROOM

6'4" x 5'11"

Vinyl flooring, radiator, wash hand basin, toilet, polyvinyl bathtub, partially tiled walls, and double glazed window facing the rear aspect.

OUTSIDE

The garden features a paved patio area, grass lawn, and a pagoda-style patio. There's a shed and UPVC side access leading to the front. UPVC door also allows access to the garage space.

FREEHOLD

COUNCIL TAX BAND - C



ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

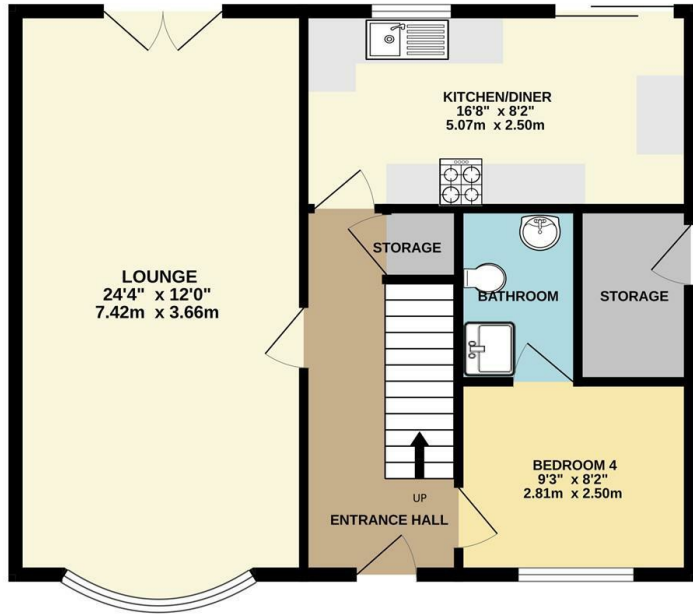
Mains Drainage: Yes

Broadband availability: Superfast Broadband

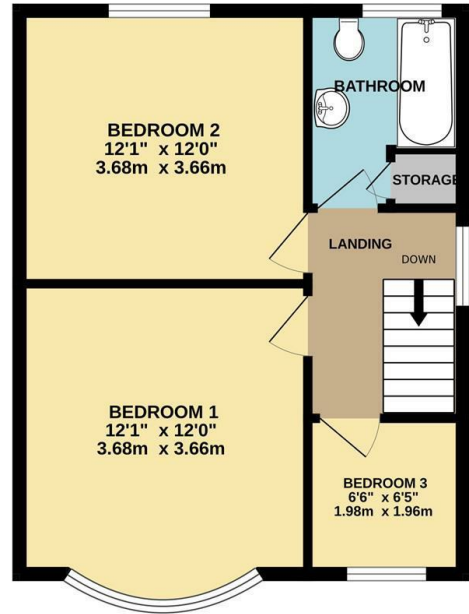




GROUND FLOOR



1ST FLOOR

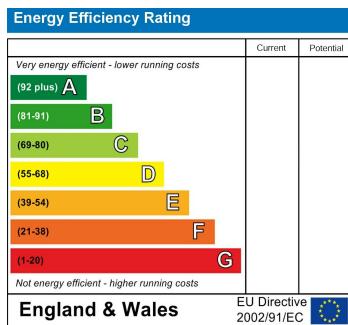


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



Call us on

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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.