

FREEHOLD



House - Semi-Detached (EPC Rating: D)

ABBAY LANE, LEICESTER, LE4 2AF

Offers Over

£260,000



3 Bedroom House - Semi-Detached located in Leicester

***** CORNER PLOT - THREE BEDROOM - SEMI DETACHED - POTENTIAL TO EXTEND (STPP) - OFF ABBEY LANE**

Seths Estate Agents are pleased to bring to market this three-bedroom semi-detached property situated off Abbey Lane in Leicester, occupying a desirable corner plot offering significant potential to extend to both the side and rear, subject to the necessary planning permissions — a rare opportunity not to be missed.

To the rear, the property benefits from a generous enclosed garden with a concrete shed and a charming pergola area, enclosed by a combination of brick-built and wooden perimeter fencing, with a wooden gate providing access to the front garden. The corner plot nature of the property further enhances the extension potential on offer.

Internally, the ground floor comprises an entrance hall with under-stairs storage, a lounge, a well-appointed kitchen with access to the rear garden, and a sitting room. To the first floor are three bedrooms, all with built-in storage, and a family bathroom with loft access from the landing.

Contact Seths today to arrange a viewing

GROUND FLOOR

ENTRANCE HALL

12'10" x 5'6"

Laminate flooring, radiator, storage cupboard beneath the stairs. Accessed via a composite front door. Stairs leading to the first floor. Provides access to the lounge and kitchen.

LOUNGE

12'10" x 12'2"

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

KITCHEN

9'10" x 9'2"

Vinyl flooring, radiator, base and high-level units, four-ring gas hob with integrated extractor over, stainless steel sink, space and plumbing for washing machine, tiled walls, double-glazed window to the side aspect. uPVC door providing access to the rear garden. Provides access to the sitting room.

SITTING ROOM

9'10" x 8'6"

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

FIRST FLOOR

LANDING

9'1" x 7'0"

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

BEDROOM ONE

11'4" x 9'7"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

BEDROOM TWO

10'8" x 9'7"

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

BEDROOM THREE

7'10" x 7'10"

Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

BATHROOM

7'1" x 5'0"

Vinyl flooring, radiator, panelled bath with electric shower over, wash hand basin, WC, double-glazed window to the side aspect.



OUTSIDE

To the rear, the property benefits from a large concrete garden with a brick-built shed and an enclosed pergola area, secluded by a combination of brick-built and wooden fenced perimeter. A wooden gate provides access to the front garden. Being a corner plot, the property also offers excellent potential to extend, subject to planning permission.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

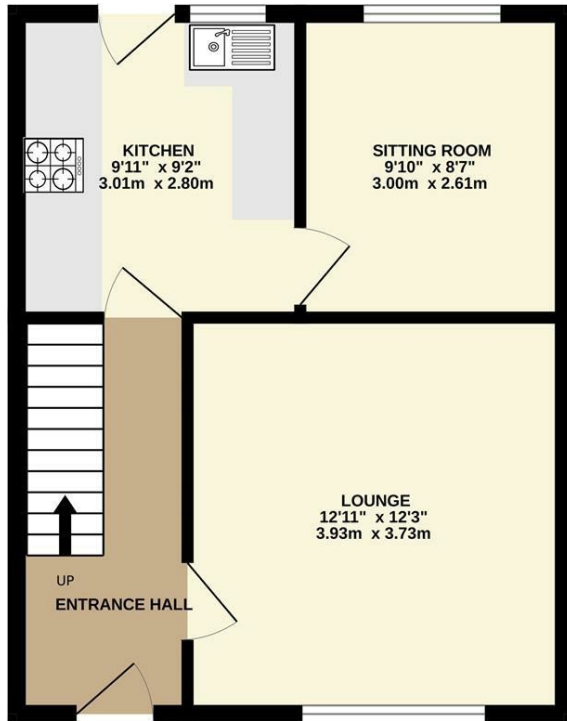
Mains Water: Yes

Mains Drainage: Yes

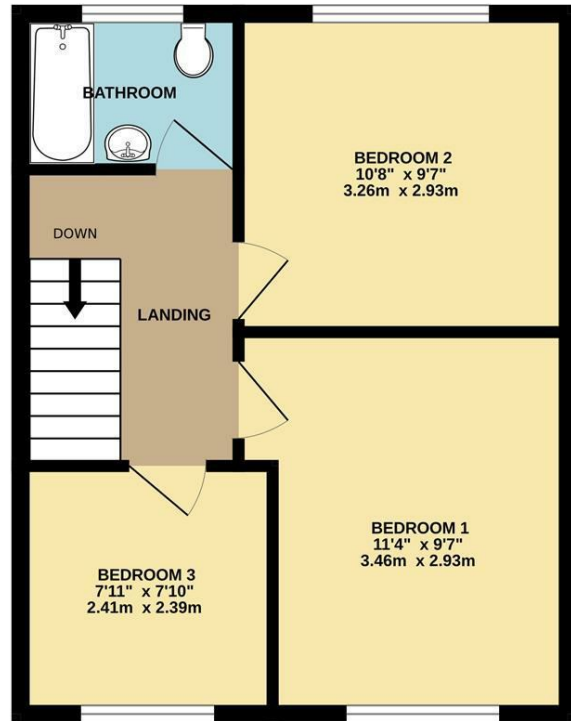
Broadband availability: Superfast Fibre Broadband



GROUND FLOOR



1ST FLOOR

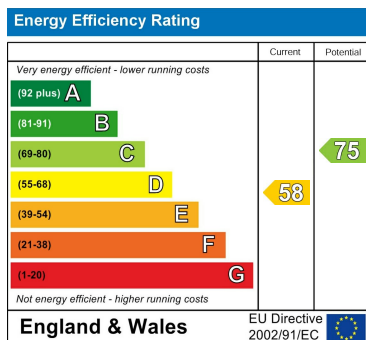


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

Energy Performance Graph



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