

FREEHOLD



Bungalow - Detached (EPC Rating: D)

Orton Road, Leicester, LE4 2AS

PRICE:

£290,000



3 Bedroom Bungalow - Detached located in Leicester

***** DETACHED BUNGALOW - OFF ABBEY LANE - THREE BEDROOMS - NO CHAIN*****

Seths Estate Agents are pleased to bring to market this three-bedroom detached bungalow located on Orton Road, off Abbey Lane in Leicester. Offering all accommodation on one level, this is an ideal opportunity for those seeking single-storey living, with the added benefit of off-road parking and a private rear garden in a peaceful and not overlooked setting.

To the front, the property provides off-road parking for one vehicle. To the rear, a well-maintained garden features a slabbed patio area, a lawned garden, and a wooden storage shed — all enclosed by a wooden perimeter with a wooden gate providing access to the front. A truly tranquil outdoor space. Internally, the property comprises an entrance hall with loft access, a lounge, a well-appointed kitchen, three bedrooms, a shower room, and a generously sized extended conservatory — providing a wonderful additional living space with direct access to the rear garden and an abundance of natural light.

Call Seths today to arrange a viewing

GROUND FLOOR

ENTRANCE HALL

23'11" x 5'0"

Accessed via a UPVC door and finished with carpeted flooring and a radiator. The entrance hall provides access to all rooms on the ground floor and features a hatch allowing access into the loft.

BEDROOM ONE

10'7" x 10'1"

Finished with carpeted flooring, radiator, and a double-glazed window facing the front aspect. The room also benefits from underfloor heating.

BEDROOM TWO

15'4" x 7'2"

Finished with carpeted flooring and a double-glazed window facing the front aspect. The room also provides access to the consumer unit.

BEDROOM THREE

10'7" x 9'3"

Finished with carpeted flooring, radiator, and a double-glazed window facing the side aspect.

LOUNGE

13'6" x 10'7"

Finished with carpeted flooring and a radiator, with access provided into the conservatory.

KITCHEN

11'0" x 9'0"

Finished with laminate flooring and a radiator, comprising base and eye-level units with partially tiled walls. There is space for a double fridge, plumbing and space for a washing machine, stainless steel sink, integrated gas burner with oven and integrated extractor over. A double-glazed window faces the side aspect, and there is open access into the conservatory.

CONSERVATORY

9'11" x 8'4"

Accessed via the lounge and finished with carpeted flooring. Featuring a radiator, roof window, and double-glazed window facing the side aspect. Sliding double-glazed doors allow access into the garden.

ADDITIONAL CONSERVATORY

10'3" x 8'4"

Finished with laminate flooring and featuring a double-glazed roof window and double-glazed window facing the side aspect. Sliding double-glazed doors provide access into the conservatory and further access into the garden.

WET ROOM

7'1" x 5'3"

Finished with vinyl flooring and fully tiled walls, comprising an electric shower, wash hand basin, toilet,



radiator, and a double-glazed window facing the side aspect.

OUTSIDE

To the rear, the property features a slabbed patio area leading onto a grass lawn. There is a wooden shed, and the garden is secluded by a wooden fenced perimeter along the borders. A wooden gate allows access to the front of the property. The garden is peaceful, private, and not overlooked.

COUNCIL TAX BAND - C

FREEHOLD

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester)

Council Tax Rate: £2,247.78

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

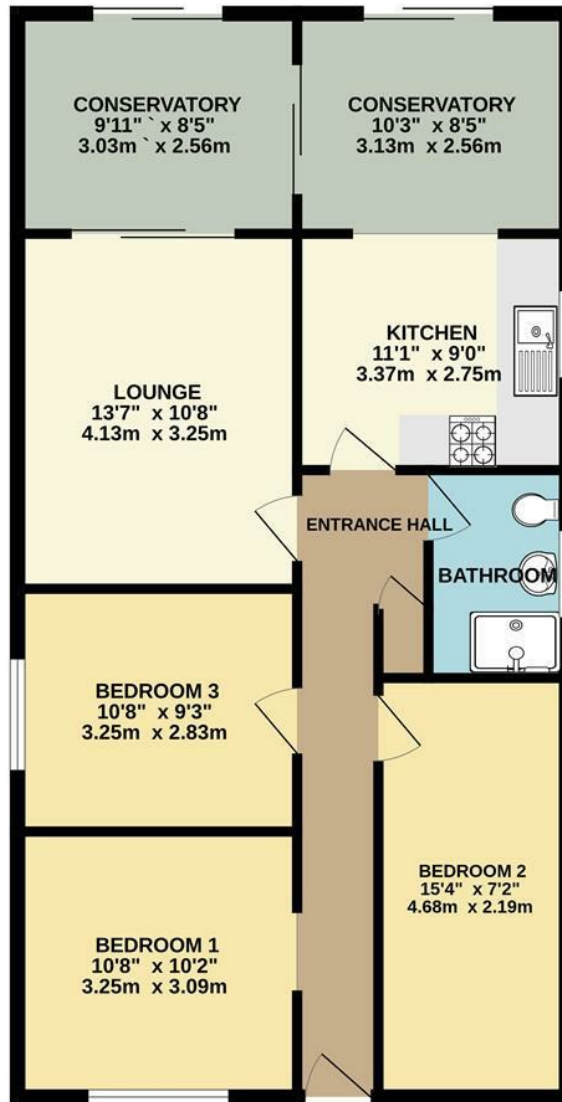
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





GROUND FLOOR

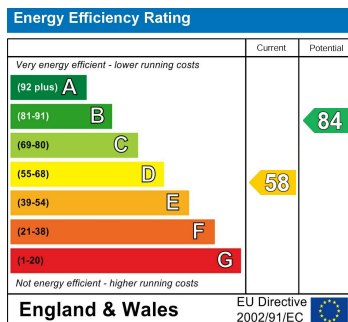


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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