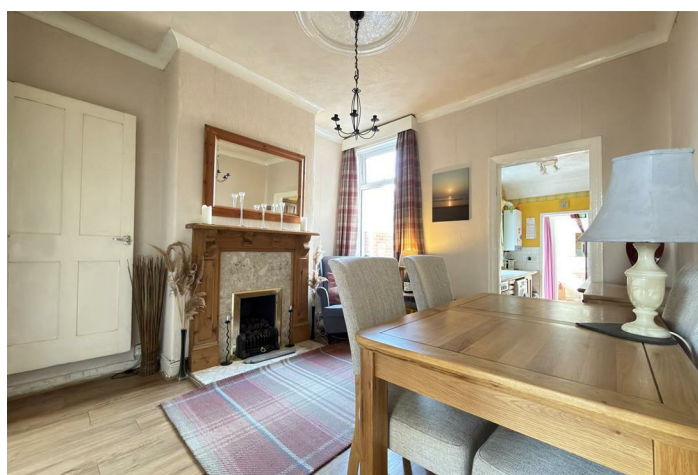


FREEHOLD



House - Terraced (EPC Rating: )

Corporation Road, Off Abbey Lane, Leicester,  
LE4 5PW

Offers Over

**£220,000**



# 3 Bedroom House - Terraced located in Leicester

**\*\*\* THREE BEDROOMS - MID TERRACED - OFF ABBEY LANE \*\*\***

Seths Estate Agents are pleased to bring to market this three-bedroom terraced home located on Corporation Road, off Abbey Lane in Leicester, offering a fantastic opportunity for first-time buyers, families, and investors.

To the rear, the property features an ample sized garden laid to lawn with a wooden shed, enclosed by a combination of brick-built and wooden perimeter fencing. Please note the garden benefits a right of way passage for neighbouring residents leading to the front.

Internally, the ground floor offers a generous layout comprising a lounge with solid wooden flooring, a sitting room with a feature fireplace, a well-appointed kitchen, a lobby, and a ground floor bathroom — a practical and welcome addition for any busy household. To the first floor are three bedrooms, two with built-in storage, and a landing with loft access.

**Contact Seths to arrange a viewing.**

## GROUND FLOOR

### LOUNGE

14'4" x 11'2"

Accessed via a composite door, the lounge is finished with solid wooden flooring and features a radiator, a double glazed window facing the front aspect, and a built-in storage cupboard accommodating the utility meters. A doorway leads through to the sitting room.

### SITING ROOM

11'2" x 11'1"

Finished with laminate flooring, the sitting room comprises a radiator, feature fireplace, stairs rising to the first floor, and a double glazed window facing the rear aspect. A doorway provides access into the kitchen.

### KITCHEN

10'3" x 6'5"

Finished with tiled flooring and partially tiled walls, the kitchen is fitted with base and eye-level units, a stainless steel sink, an integrated gas hob with integrated oven and extractor hood, and houses the gas-powered combination boiler. There is plumbing and space for a washing machine, potential space and plumbing for a dishwasher, space for a base-level

fridge, and a double glazed window facing the side aspect. A doorway leads into the lobby.

### LOBBY

6'7" x 2'8"

Finished with tiled flooring, the lobby provides access to the rear garden and the ground floor bathroom.

### BATHROOM

6'7" x 6'7"

Finished with tiled flooring and fully tiled walls, the bathroom comprises a polyvinyl bath with electric shower over, wash hand basin, WC, radiator, and a useful storage cupboard.

## FIRST FLOOR

### LANDING

Providing access to all first-floor rooms and featuring a hatch with access to the loft.

### BEDROOM ONE

12'7" x 10'10"

Finished with laminate flooring, comprising a radiator, built-in storage cupboard, and a double glazed window facing the front aspect.



### BEDROOM TWO

10'10" x 9'6"

Finished with carpeted flooring, featuring a radiator, built-in storage cupboard, and a double glazed window facing the rear aspect.

### BEDROOM THREE

9'6" x 6'1"

Finished with carpeted flooring, comprising a radiator and a double glazed window.

### OUTSIDE

To the rear, the property benefits from an ample-sized garden, mainly laid to lawn with a wooden shed. The garden is enclosed by a combination of brick-built walls and wooden fencing. A right of way is in place, allowing neighbouring properties access through the rear passage leading to the front of the property.

### FREEHOLD

### COUNCIL TAX BAND - A

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

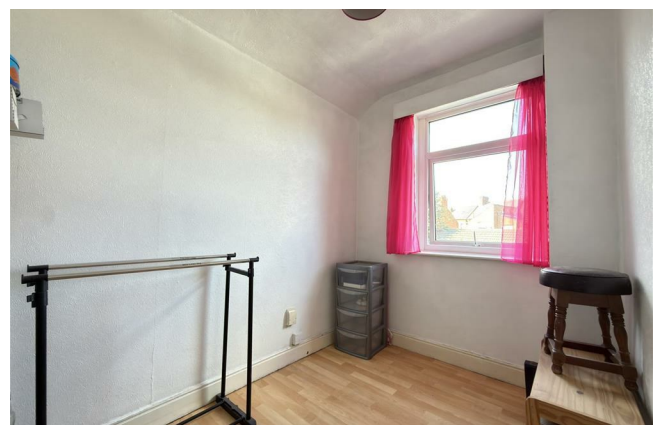
Mains Gas: Yes

Mains Electricity: Yes

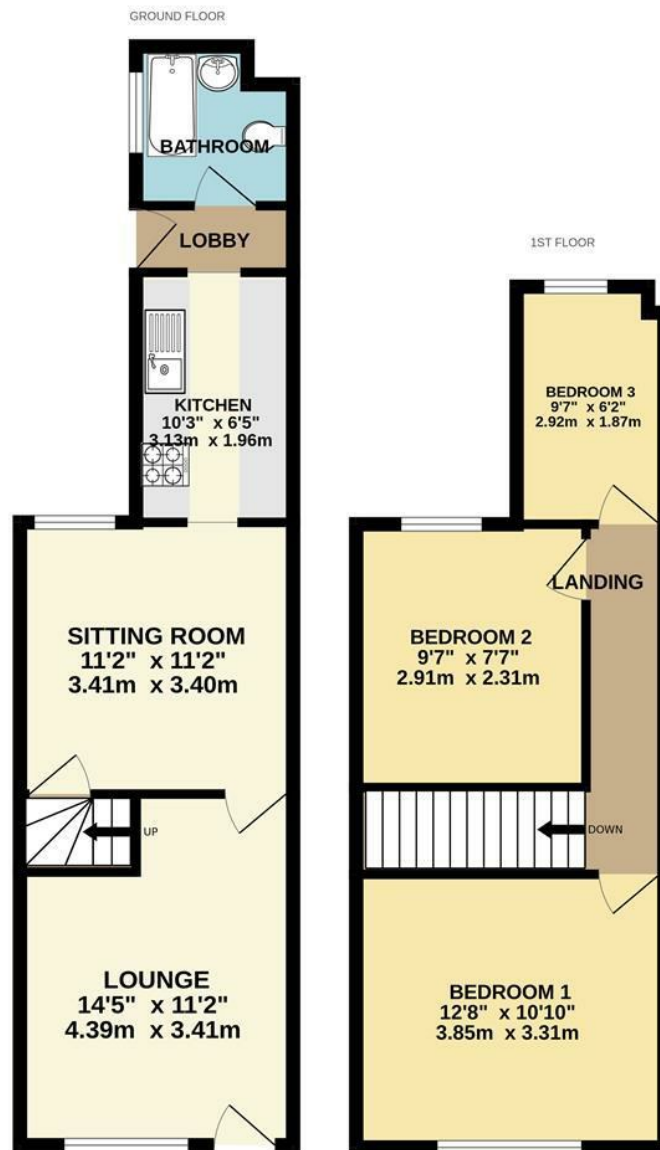
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





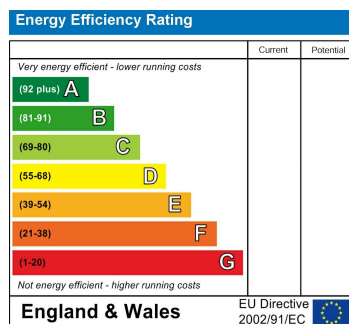


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Call us on

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**[www.seths.co.uk](http://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.