

FREEHOLD



Bungalow - Detached (EPC Rating: E)

**KINCRAIG ROAD, RUSHEY MEAD, LEICESTER,  
LE4 7YB**

**PRICE:**

**£375,000**

**SETHS**



# 3 Bedroom Bungalow - Detached located in Leicester

\*\*\* READY TO MOVE INTO - FULLY REFURBISHED - THREE BEDROOMS - DETACHED BUNGALOW - RUSHEY MEAD \*\*\*

Seths are delighted to market this recently refurbished three-bedroom detached bungalow, located on Kinraig Road in the sought-after Rushey Mead area, and offered to the market with no chain.

The property benefits from a front garden and an impressive, generously sized rear garden, offering plenty of outdoor space. Inside, the accommodation comprises an entrance porch leading into a bright lounge, a modern fitted kitchen with integrated appliances, three bedrooms, and a contemporary bathroom.

Refurbished throughout, the home features new flooring, spotlighting, double glazing, and a gas-powered combination boiler. Its single-level layout and spacious garden make it ideal for downsizers, families, or those seeking a move-in ready home with scope to further enhance.

Contact Seths today for a viewing 0116 266 9977

## GROUND FLOOR

### PORCH

Laminate flooring, double glazed windows facing the front and side aspects, allowed entry via uPVC door and grants access into the lounge.

### LOUNGE

14'8" x 12'7"

A bright reception space featuring a radiator, double glazed window to the front aspect, and spotlighting. The lounge provides entry to the landing.

### LANDING

Laid with laminate flooring and providing access to all rooms on the ground floor, as well as a hatch to the loft. Spotlighting is also installed.

### KITCHEN

13'6" x 11'3"

The kitchen includes laminate flooring, radiator, a double glazed window to the rear aspect, and a UPVC door leading to the garden. Features comprise a stainless steel sink, partially tiled walls, an integrated four-ring burner with extractor, and an integrated oven. Spotlighting is fitted throughout.

### BEDROOM ONE

10'0" x 8'5"

Carpeted flooring with a radiator and a double glazed window overlooking the rear aspect.

### BEDROOM TWO

8'1" x 8'1"

Carpeted flooring with a radiator, a double glazed window to the side aspect, and a storage cupboard accommodating the gas combination boiler.

### BEDROOM THREE

9'3" x 6'2"

Carpeted flooring with a radiator and a double glazed window facing the side aspect.

### BATHROOM

6'7" x 4'11"

Fitted with vinyl flooring and partially tiled walls, the bathroom comprises a polyvinyl bath with mixer attachment, wash hand basin, toilet, and a standing radiator. Additional features include spotlighting and a double glazed window to the side aspect.

### W/C

Laminate flooring, toilet, wash hand basin.

### OUTSIDE

The property features a front garden providing off-road parking for vehicles and access to a car port. To the rear, there is an ample-sized garden offering generous outdoor space, ideal for various uses.

### FREEHOLD

### COUNCIL TAX BAND - C

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

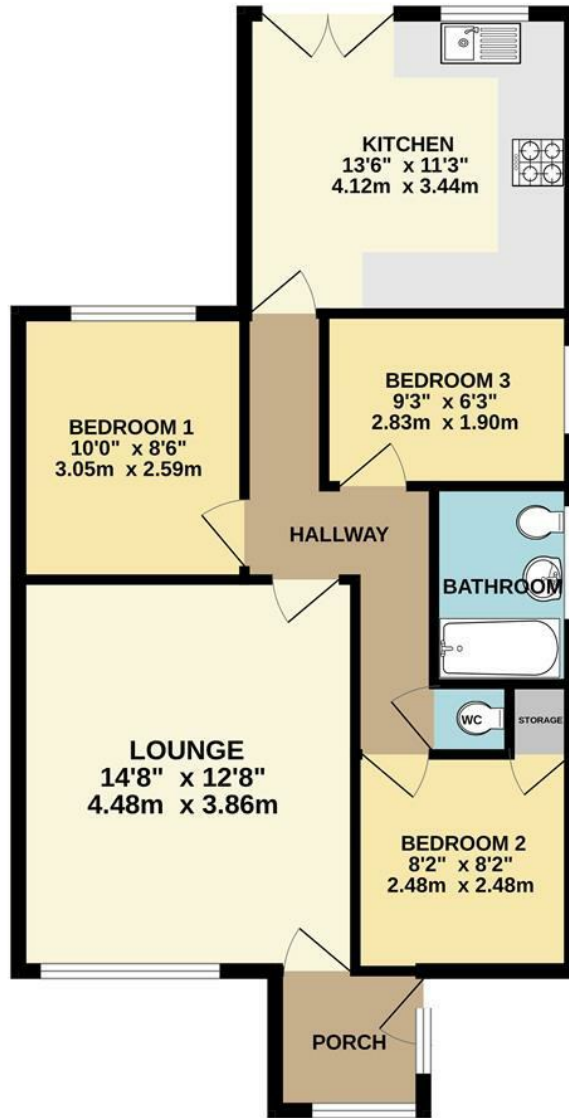
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



GROUND FLOOR

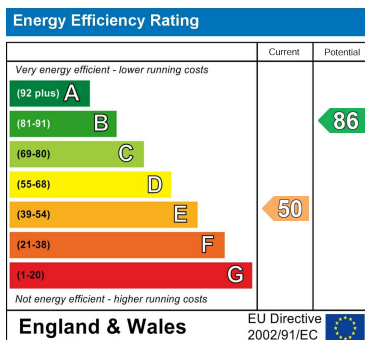


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

Council Tax Band

C

Energy Performance Graph



Call us on

0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

[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.