FREEHOLD







Bungalow - Detached (EPC Rating:)

Melton Avenue, Rushey Mead, Leicester, LE4 7SD

PRICE:

£370,000

SETHS

2 1 1

2 Bedroom Bungalow - Detached located in Leicester

TWO BEDROOMS - CHARACTER PROPERTY - AMAZINGLY MAINTAINED - SEMI DETACHED - DRIVEWAY *

Seths Estate Agents are pleased to bring to market this characterful two-bedroom semi-detached bungalow located on Melton Avenue in the popular residential area of Rushey Mead, Leicester. Full of charm and character, this unique property has been lovingly maintained and largely preserved in its original character, featuring exposed beams, a wood-burning fireplace, and a wealth of original features throughout. The property further benefits from parking for one vehicle, a large garden, a fully boarded loft, and potential to extend, subject to the necessary planning permissions.

To the rear, the property features a beautifully characterful garden finished with stone slabbing, a gravel area with a water feature, and is enclosed by a combination of wooden fencing, hedgerows, and a metal fence to the rear — a truly unique and tranquil outdoor space. A slabbed path with a wooden gate provides access to the front.

Internally, the property is full of surprises, comprising an entrance porch, entrance hall, a generous lounge with exposed beams and a wood-burning fireplace, a study with double doors opening directly onto the rear garden, an open-plan dining area and kitchen — which will include a range burner with plate warmer and double oven — a utility area, two bedrooms, and a family bathroom. The fully boarded loft with a drop-down ladder and double glazed window provides excellent additional storage space. Notably, the property benefits from asphalt flooring as a solid base throughout, with all finished floor coverings laid directly on top — providing exceptional durability and stability underfoot, a feature rarely found in a residential property of this type.

Contact Seths Estate Agents

GROUND FLOOR

ENTRANCE PORCH
Flagstone flooring. Provides access to the entrance hall and ground floor bedroom.

BEDROOM TWO
17'3" x 8'5"
Carpeted flooring, double-glazed window to the front aspect, radiator

ENTRANCE HALL
11'10" x 3'3"
Carpeted flooring, storage cupboard, loft hatch with drop-down ladder. Provides access to the bedroom, bathroom and main lounge, radiator

BEDROOM ONE
11'10" x 11'7"
Carpeted flooring, radiator, double glazed bay window facing the front aspect, in built storage cupboard

LOUNGE
17'1" x 12'7"
Carpeted flooring, radiator, log burning fireplace, exposed beams, built-in storage with accent lighting, spotlighting. Provides access to the kitchen and dining area.

STUDY
12'8" x 5'8"
Double doors allow access into the garden

DINING ROOM
9'9" x 7'9"
Asphalt flooring, space for washing machine, dining area, double-glazed window to the side aspect. Open plan access into the kitchen.

KITCHEN
13'0" x 7'9"
Asphalt flooring, base and high-level units, range cooker with plate warmer, double oven, integrated



dishwasher, partially tiled walls, radiator. uPVC double doors providing access to the rear garden.

BATHROOM

8'3" x 6'11"
Vinyl flooring, spotlighting, standing radiator, panelled bath with mixer tap, wash hand basin, WC, plumbing provision to relocate shower, double-glazed window to the side aspect.

FIRST FLOOR

LOFT

22'4" x 4'3"
Fully boarded, double-glazed window to the side aspect. Useful storage area.

OUTSIDE

To the rear, the garden is secluded by a combination of wooden border, hedging and metal fencing along the perimeter, opening up into a gravel stone area with a water feature. A slabbed path leads to the front of the property via a wooden gate.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
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



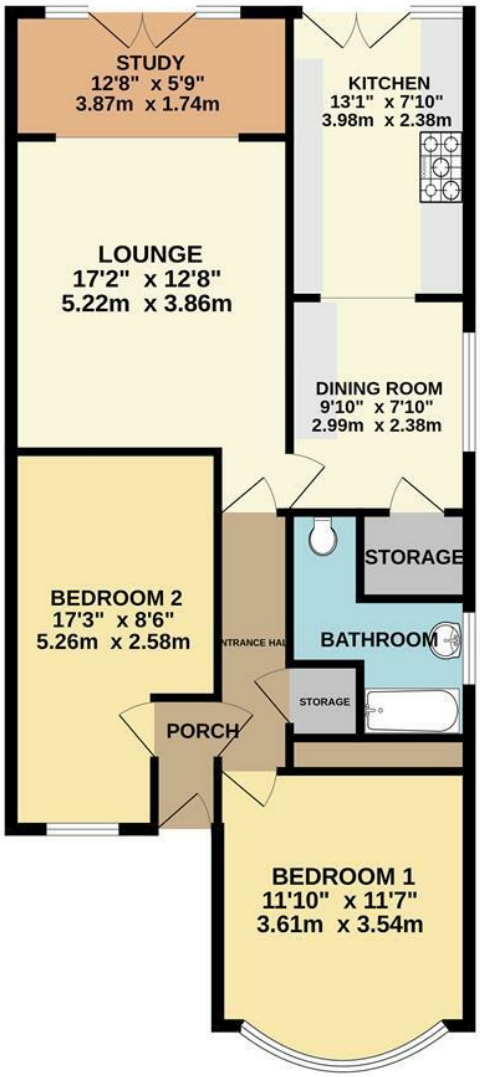








GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



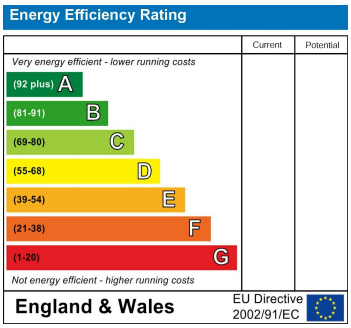
TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

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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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.

SETHS