

FREEHOLD



Bungalow - Semi Detached (EPC Rating: D)

St Ives Road, Leicester, LE4 9FN

PRICE:

£399,950

 SETHS

 4  3  2  D

# 4 Bedroom Bungalow - Semi Detached located in Leicester

**\*\*\* IDEAL FAMILY HOME - SEMI DETACHED BUNGALOW - FOUR BEDROOMS - LARGE GARDEN \*\*\***

Seths Estate Agents are delighted to present this beautifully extended four-bedroom semi-detached bungalow located on St Ives Road in the popular Northfields area. Finished to a high standard throughout, the property offers spacious and versatile accommodation with modern fittings and underfloor heating across much of the ground floor.

The home opens into a porch leading to a welcoming entrance hall with underfloor heating, providing access to a front lounge, a second reception room (which can be used as an additional bedroom), a stylish family bathroom, and impressive double doors opening into the extended open-plan kitchen, living and dining area.

The heart of the home is the stunning open-plan space, complete with a central island with quartz worktop, integrated appliances including oven, microwave, fridge, freezer and dishwasher, and sliding doors opening onto the rear garden. There is also a separate utility room and a ground-floor bedroom with its own ensuite.

To the first floor is a spacious landing area with Velux window, leading to two further double bedrooms, including a principal bedroom with ensuite, plus additional storage.

Outside, the property benefits from a paved driveway providing off-road parking for multiple vehicles and gated side access. The rear garden offers a wooden patio area, lawn and slabbed sections, all enclosed by fencing for privacy.

A superb extended family home in a sought-after residential location, offering flexible living space and modern finishes throughout.

## GROUND FLOOR

### ENTRANCE PORCH

4'9" x 4'3"

Accessed via a UPVC double-glazed door and finished with tiled flooring. The porch provides access to an alarm control panel and features spotlighting. Double doors open into the entrance hall.

### ENTRANCE HALL

Finished with tiled flooring and heated via underfloor heating, with a control panel for the system. The entrance hall provides access to a downstairs reception room/bedroom, the lounge, and the family bathroom. Double doors open into the extended open-plan kitchen, living, and dining area. Spotlighting is fitted throughout.

### LOUNGE

17'7" x 9'9"

Finished with tiled flooring and underfloor heating, with spotlighting and a double-glazed window facing the front aspect.

### BEDROOM ONE

14'9" x 10'6"

Finished with tiled flooring and underfloor heating, with spotlighting and a double-glazed window facing the front aspect. There is a storage cupboard accommodating the gas and electric meters and the consumer unit.

### FAMILY BATHROOM

Comprising tiled flooring, tiled walls, and a panelled ceiling with spotlighting. Includes a wash hand basin, toilet, and polyvinyl bathtub with mixer attachment and rainfall function. A double-glazed window faces the side aspect.

### OPEN PLAN LIVING DINING AND KITCHEN

24'0" x 15'1"

Finished with tiled flooring and underfloor heating, featuring spotlighting throughout. The space includes an integrated base-level island with quartz worktop and an integrated gas burner with extractor over. There is an integrated dishwasher, stainless steel sink, integrated microwave, integrated oven, integrated fridge, and integrated freezer. A double-glazed window faces the rear aspect. Sliding



double-glazed UPVC doors to the rear and side provide access into the garden. Carpeted stairs rise to the first floor, and the area also provides access to the downstairs bedroom and utility room.

#### UTILITY ROOM

5'10" x

Finished with tiled flooring and underfloor heating, with space for a fridge and plumbing and space for a washing machine and additional appliances. Houses the hot water tank and benefits from spotlighting.

#### BEDROOM TWO

10'2" x 9'9"

Finished with tiled flooring and underfloor heating, with a double-glazed window facing the rear aspect and access into the ensuite.

#### ENSUITE

Comprising tiled flooring, tiled walls, panelled ceiling with spotlighting, shower cubicle with mixer function and rainfall head, wash hand basin, toilet, and a double-glazed window facing the side aspect.

#### FIRST FLOOR

#### LANDING

15'3" x 10'2"

Finished with LVT flooring, featuring a double-glazed Velux window facing the front aspect, radiator, and spotlighting. Provides access to all rooms on the first floor.

#### BEDROOM THREE

14'4" x 9'8"

Finished with LVT flooring, radiator, and double-glazed window facing the rear aspect. Provides access into an ensuite.

#### ENSUITE

9'6" x 9'5"

Finished with tiled flooring and tiled walls, featuring a stand-up radiator, toilet, wash hand basin with unit, shower cubicle with mixer function and rainfall head, and spotlighting. Houses the gas-powered combination boiler. A double-glazed Velux window faces the front aspect.

#### BEDROOM FOUR

12'1" x 10'11"

Finished with LVT flooring, radiator, and double-glazed window facing the rear aspect.



### OUTSIDE

To the front, there is a paved slabbed driveway large enough to accommodate parking for multiple vehicles, with access into the property and a wooden gate at the side allowing access to the rear garden.

To the rear, the property benefits from an ample-sized garden featuring a wooden patio area leading onto a grass lawn with additional slabbed sections. The garden is secluded by a wooden fenced perimeter along the borders.

### FREEHOLD

### COUNCIL TAX BAND - B

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

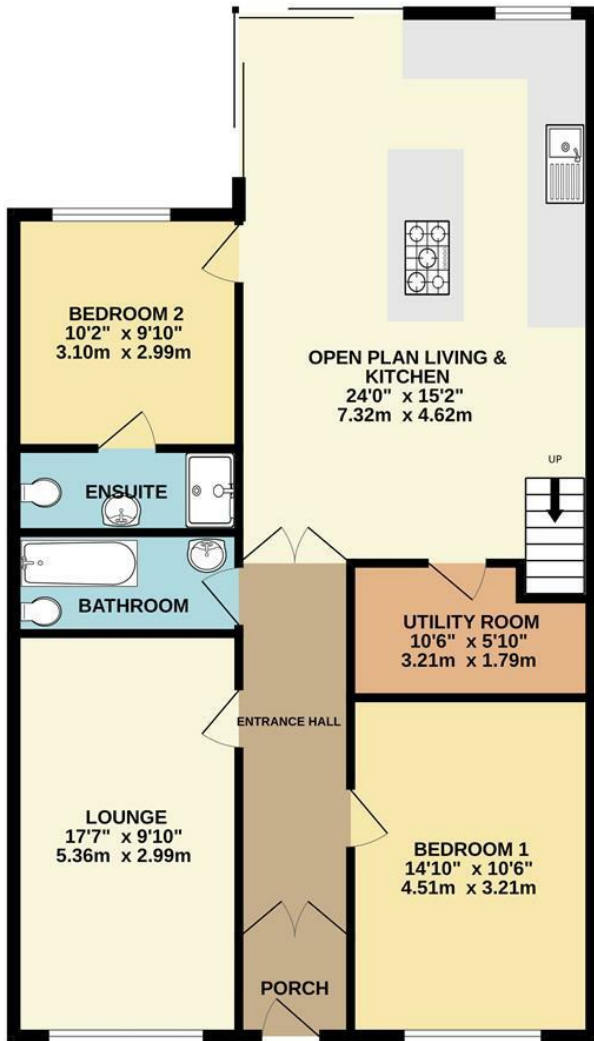
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





GROUND FLOOR



1ST FLOOR

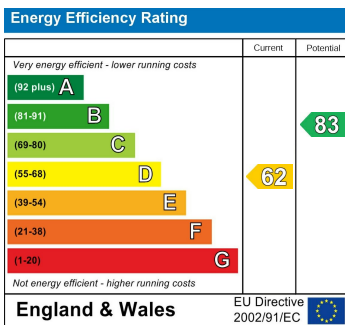


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



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