

LET AGREED



Bungalow - Semi Detached

**KINCAPLE ROAD  
LEICESTER  
LE4 7YD**

**£900 PCM**

**FEATURES**

- Two double bedrooms
- Fitted Kitchen
- Good size garden
- Rushey Mead Area
- Modern Bathroom
- Bungalow
- Gas Central Heating
- Close to schools



**SETHS**

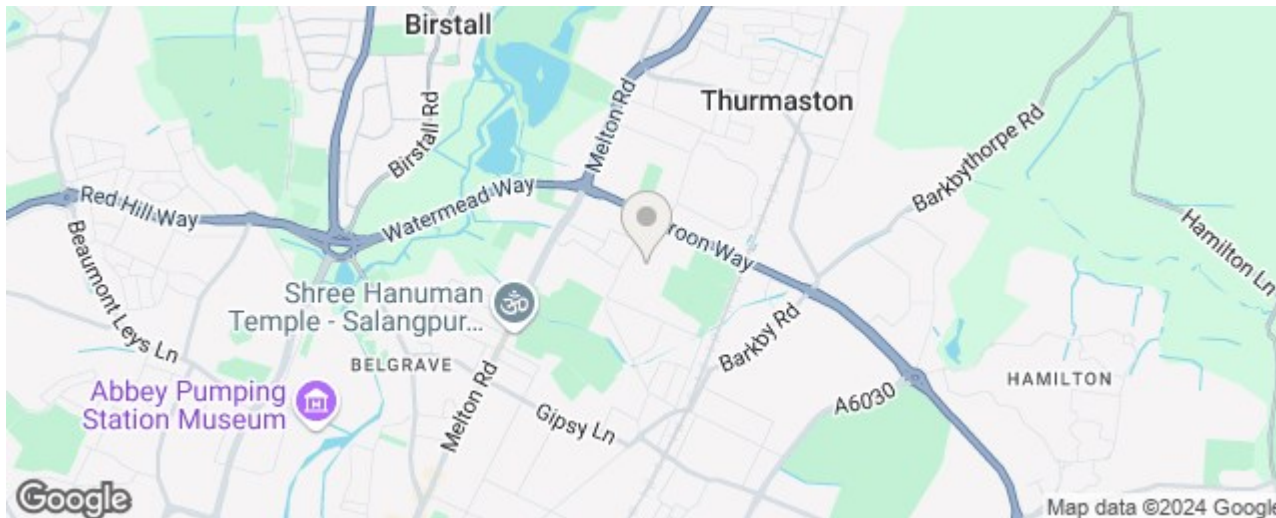
# 2 Bedroom Bungalow - Semi Detached located in Leicester

Seths Estate Agents are proud to offer a well-presented two-bedroom semi-detached bungalow with a garage and off-road parking for one vehicle located on Kincapple Road, Rushey Mead. The property comprises a porch, entrance hall, and a spacious lounge with patio doors opening to the rear garden. A modern fitted kitchen, two good-sized bedrooms, and a family bathroom.

Outside the property has a small lawned front garden with pathway leading to the side door.

Viewing is highly recommended.

Rent: £900 PCM  
Security Deposit: £1035  
Tenancy Length: 6 Months  
Council Tax Band: B



Call us on  
**0116 266 9977**

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

**Council Tax Band**  
**B**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**