



 4
Bedrooms

 2
Bathrooms



Kings are pleased to present this newly built four-bedroom terraced property found on Gypsy Road in the Belgrave area. This property has been recently built meaning it has had no previous occupants and is available with no chain making it an ideal home for first time-buyers or landlords looking to expand their portfolio. The location of the property is ideal being found just off Melton Road and Harrison Road, making it a once in a lifetime opportunity to buy a brand new house in such a prime location in the Belgrave area. The property is placed within close proximity to local amenities including shops, supermarkets, the Golden Mile, pharmacies, places of worship and major access routes. The property requires no work and has a generous, spacious layout with a ground floor consisting of an open plan living area, kitchen and bathroom, a first floor consisting of two double bedrooms, bathroom and study, and a second floor consisting of two double bedrooms.

Kings are pleased to present this newly built four-bedroom terraced property which comes with a 10 year NHBC guarantee found on Gipsy Road in the Belgrave area. This property has been recently built meaning it has had no previous occupants and is available with no chain making it an ideal home for first time-buyers or landlords looking to expand their portfolio. The location of the property is ideal being found just off Melton Road and Harrison Road, making it a once in a lifetime opportunity to buy a brand new house in such a prime location in the Belgrave area. The property is placed within close proximity to local amenities including shops, supermarkets, the Golden Mile, pharmacies, places of worship and major access routes. The property requires no work and has a generous, spacious layout with a ground floor consisting of an open plan living area, kitchen and bathroom, a first floor consisting of two double bedrooms, bathroom and study, and a second floor consisting of two double bedrooms.

This property slightly differs from your traditional terraced house layout with an open plan living area, stretching from the front to the rear of the property consisting of hardwood flooring, a front and rear facing double-glazed window, fitted spotlights with LED lighting installed, wall mounted radiators and access to under-stair storage, the stairway onto the first floor and the kitchen to the rear. The kitchen is a brand new fully fitted kitchen consisting of hardwood flooring, fitted spotlights, fitted worktops and storage cupboards, an integrated oven/hob, sink, rear access to the garden and first bathroom. The first family bathroom is located at the rear of the property consisting of tiled flooring, a bath, sink, toilet and integrated storage cupboard.

The first floor is where you will find two double bedrooms, the study and a second family bathroom. Bedroom one is a double bedroom found at the front of the property consisting of carpeted flooring, fitted spotlights, a front facing double-glazed window and wall mounted radiator. Bedroom three is a double bedroom located towards the rear of the property consisting of carpeted flooring, fitted spotlights, a rear facing double-glazed window and wall mounted radiator. The study to the rear is a perfect spot to use either as a storage cupboard or a separate office space as it is a similar size to what a box room would be. The second family bathroom consists of tiling throughout, a shower, sink and toilet.

The second floor completes the property inclusive of two double bedrooms. Bedroom two is a large double bedroom consisting of carpeted flooring, a rear facing double-glazed window, fitted spotlights and wall mounted radiator. Bedroom four is a double bedroom consisting of carpeted flooring, a front facing double-glazed window, velux window, fitted spotlights and a wall mounted radiator.

This property is one not to miss out on most importantly the fact it requires next to no work and is available with no chain and ready for the next owners to move into straight away. The property also includes additional benefits including gas central heating, double-glazing throughout, a 10-year NHBC guarantee as it is a new build home, blank canvas décor, newly laid carpets and is available by appointment only. Call Kings now 0116 352 7012!!!!

Property Info

Ground Floor

Living Room: 7.36m x 3.13m (24'2" x 10'3") – stretching from the front to the rear of the property consisting of hardwood flooring, a front and rear facing double-glazed window, fitted spotlights with LED lighting installed, wall mounted radiators and access to under-stair storage, the stairway onto the first floor and the kitchen to the rear.

Kitchen: 5.74m x 2.12m (18'10" x 6'11") – brand new fully fitted kitchen consisting of hardwood flooring, fitted spotlights, fitted worktops and storage cupboards, an integrated oven/hob, sink, rear access to the garden and first bathroom.

Bathroom: 1.77m x 2.15m (5'10" x 7'1") – located at the rear of the property consisting of tiled flooring, a bath, sink, toilet and integrated storage cupboard.

First Floor

Bedroom One: 2.35m x 4.21m (7'9" x 13'10") – double bedroom found at the front of the property consisting of carpeted flooring, fitted spotlights, a front facing double-glazed window and wall mounted radiator.

Bedroom Three: 4.08m x 3.26m (13'5" x 10'8") – double bedroom located towards the rear of the property consisting of carpeted flooring, fitted spotlights, a rear facing double-glazed window and wall mounted radiator.

Study: 1.78m x 2.16m (5'10" x 7'1") – located at the rear of the property consisting of carpeted flooring, a wall mounted radiator and rear facing double-glazed window.

Bathroom: 1.49m x 1.20m (4'11" x 3'11") – located at the rear of the property consisting of tiled flooring, a bath, sink, toilet and integrated storage cupboard.

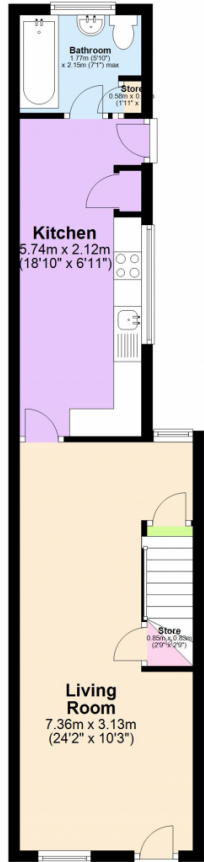
Second Floor

Bedroom Two: 4.18m x 4.20m (13'9" x 13'9") – large double bedroom consisting of carpeted flooring, a rear facing double-glazed window, fitted spotlights and wall

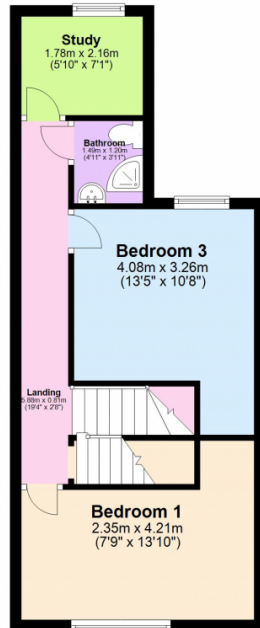
mounted radiator.

Bedroom Four: 2.00m x 4.21m (6'7" x 13'10") – double bedroom consisting of carpeted flooring, a front facing double-glazed window, velux window, fitted spotlights and a wall mounted radiator

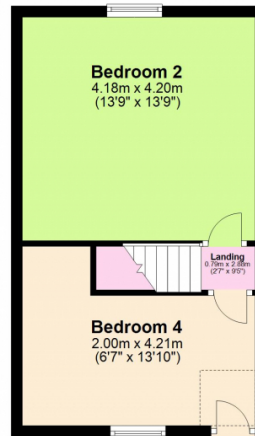
Ground Floor
Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor
Approx. 39.2 sq. metres (422.2 sq. feet)



Second Floor
Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 110.2 sq. metres (1186.1 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

