



Gypsy Lane, Leicester

£350,000 Freehold

Stylish three-bedroom new build with a spacious open-plan layout, private garden, driveway parking with EV charging and EPC B rating, offering modern and energy-efficient living on Gypsy Lane.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B



0116 274 5544





Entrance Hall

Stairs to the first floor, a cloak cupboard, wood-effect flooring, and a radiator.

Ground Floor WC

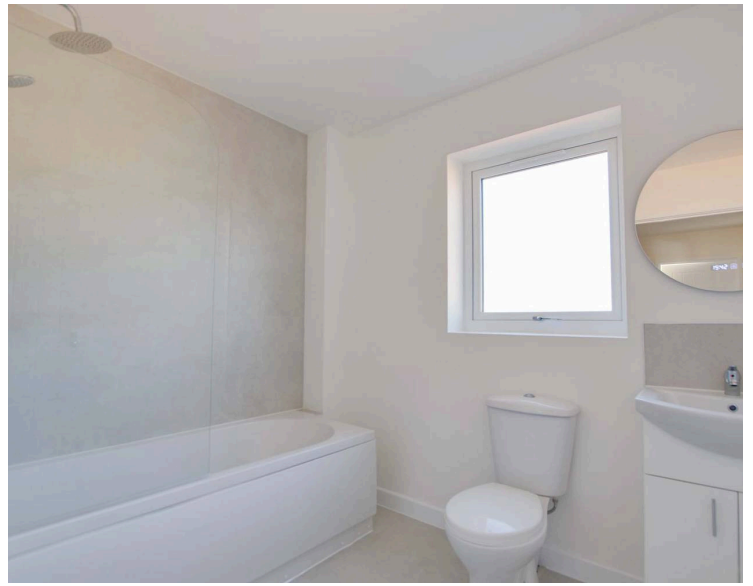
5' 11" x 3' 1" (1.80m x 0.95m)

Includes low-level WC, wash hand basin, extractor fan, tiled flooring, and heated chrome towel rail.

Open-Plan L-Shaped Living/Kitchen/Dining Room

25' 4" x 18' 2" (7.72m x 5.53m)

narrowing to 3.13m). Includes double-glazed window to front elevation and double-glazed French doors to rear elevation.



Kitchen Area

Stainless steel sink and drainer unit, range of wall and base units with work surfaces, built-in oven and gas hob with glass splashback and stainless steel chimney hood over. Cupboard housing boiler, plumbing for washing machine, space for dishwasher, and downlighters.

Living Area

Wood-effect flooring, open aspect, under-stairs storage area, and three radiators.

First Floor Landing

Loft access.

Bedroom One

13' 7" x 9' 6" (4.13m x 2.90m)

Double-glazed window to front elevation and radiator.

Bedroom Two

11' 5" x 9' 6" (3.49m x 2.89m)

Double-glazed window to front elevation and radiator.

Bedroom Three

9' 8" x 8' 3" (2.95m x 2.51m)

Double-glazed window to front elevation and radiator.

Bathroom

3' 1" x 6' 6" (0.94m x 1.97m)

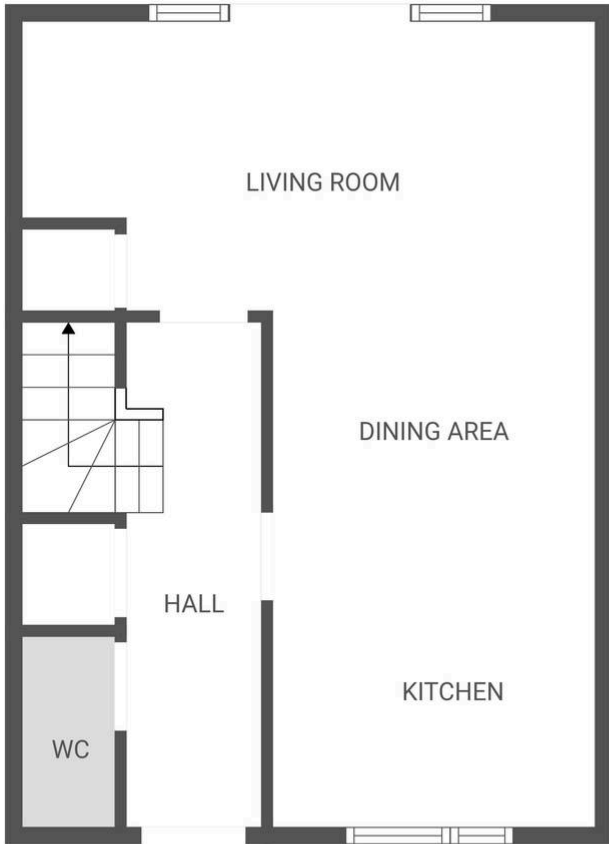
Double-glazed window to rear elevation, bath with overhead rainfall shower and handheld shower, wash hand basin, low-level WC, extractor fan, tiled floor, and heated chrome towel rail.

Front Garden

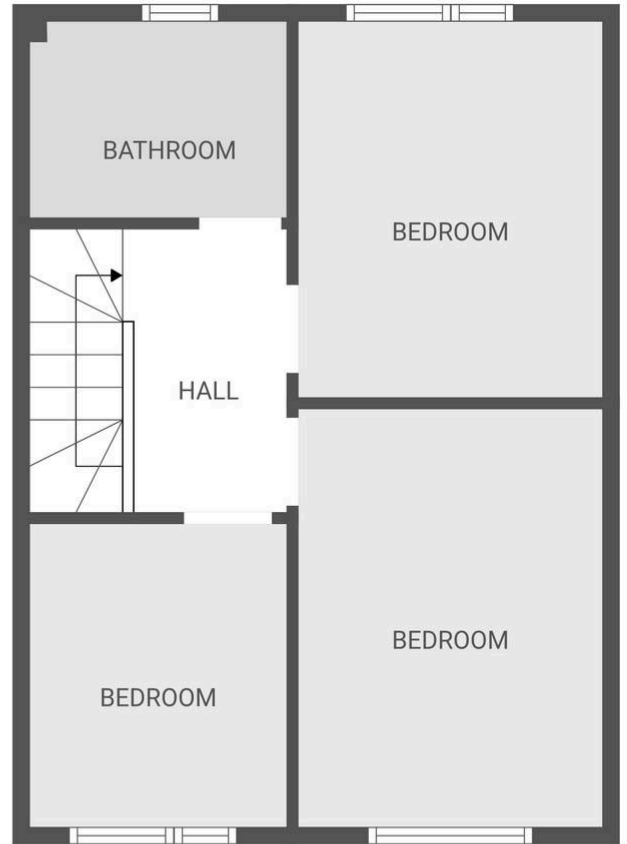
Fenced frontage with gate and gravelled forecourt.

Rear Garden

Lawned with paved path, and fencing to the perimeter with a gate leading to the parking area.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



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