



Gypsy Lane, Leicester

£375,000 Freehold

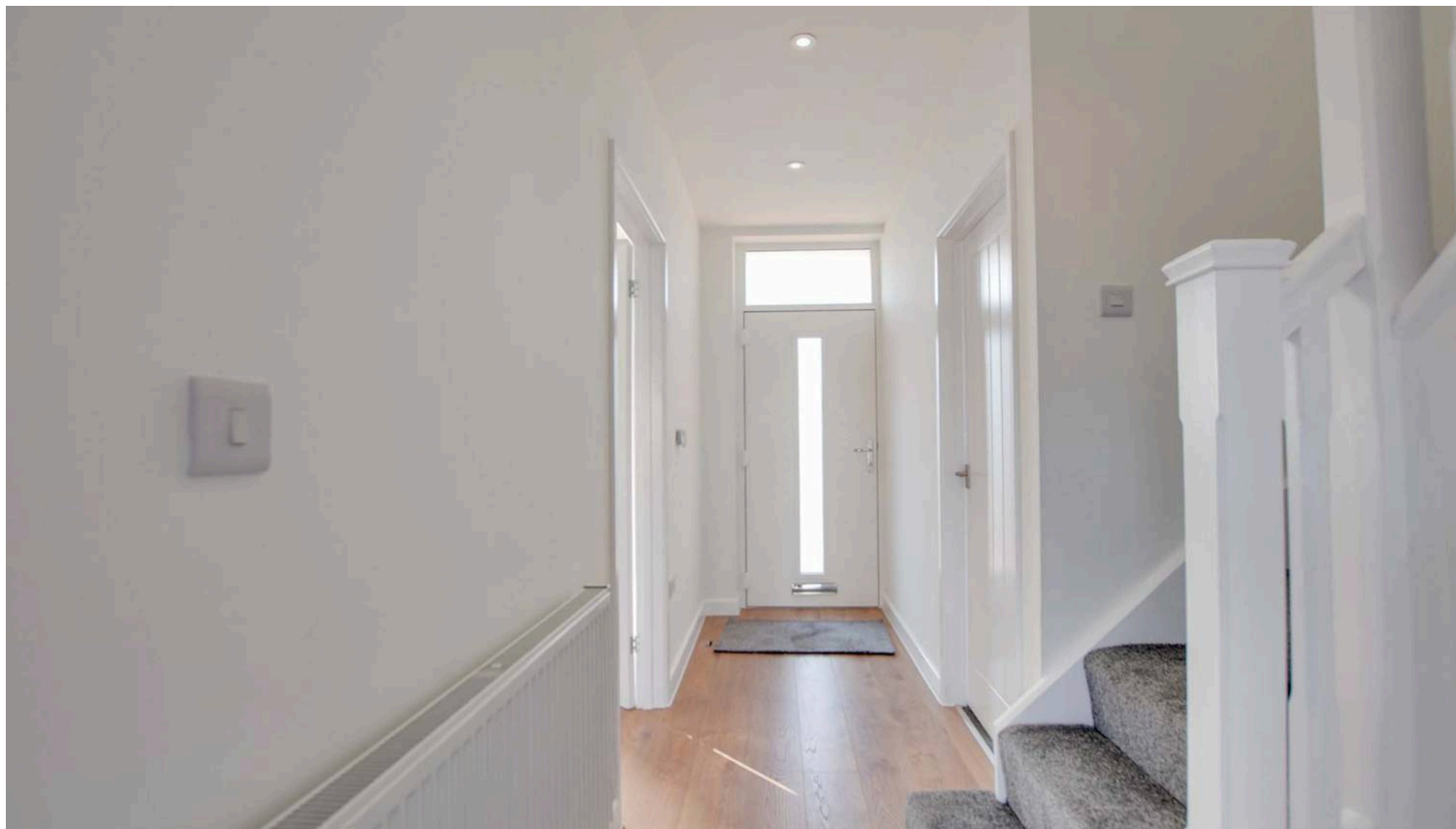
A newly built four-bedroom end townhouse offering contemporary living, open-plan space and parking with EV charging, set within a small development with no upward chain.



Knightsbridge
Estate Agents

0116 274 5544





Entrance Hall

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

Bedroom Four / Home Office

11' 8" x 2' 11" (3.55m x 0.90m)

(maximum measurement). Double-glazed window to front elevation, radiator, and door to en-suite WC

En-Suite WC

5' 7" x 4' 9" (1.69m x 1.45m)

(maximum measurement). Low-level WC, wash hand basin, extractor fan, tiled floor, and heated chrome towel rail.

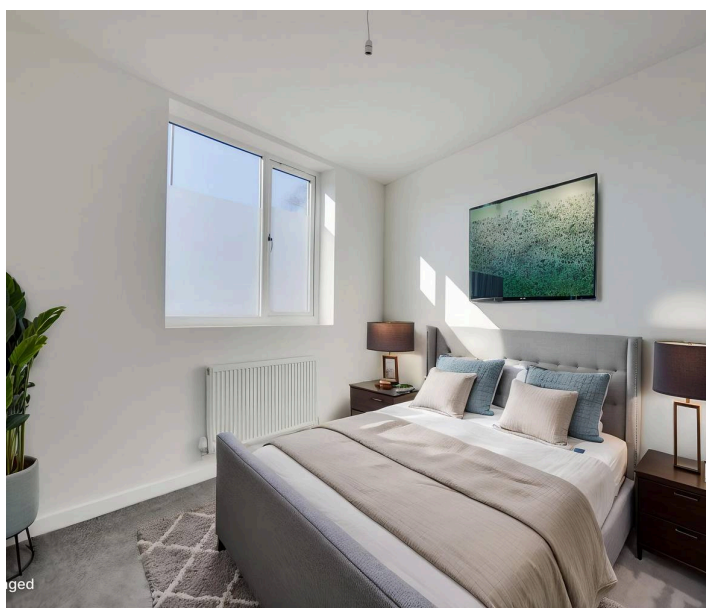
Open Plan L-Shaped Living / Kitchen / Dining Room

25' 4" x 20' 0" (7.73m x 6.09m)

(narrowing to 3.1 m). Double-glazed window to front, double-glazed French doors to rear elevation

Kitchen Area

Stainless steel sink and drainer, wall and base units with soft-touch and work surfaces, built-in oven, gas hob with glass splashback, and chimney hood extractor. Space for a dishwasher, plumbing for a washing machine, and a cupboard housing the boiler. Downlighters and wood-effect flooring.





Living Area

Under-stairs storage area and three radiators.

First Floor Landing

With loft access

Bedroom One

16' 11" x 9' 6" (5.16m x 2.90m)

(maximum measurement). Two double-glazed windows to the front elevation and a radiator.

En-suite WC

8' 7" x 4' 3" (2.62m x 1.30m)

(maximum measurement). Double-glazed window to the side, low-level WC, wash hand basin, tiled floor, extractor fan, and heated chrome towel rail

Bedroom Two

16' 2" x 9' 4" (4.92m x 2.85m)

Double-glazed window to the front elevation and radiator

Bedroom Three

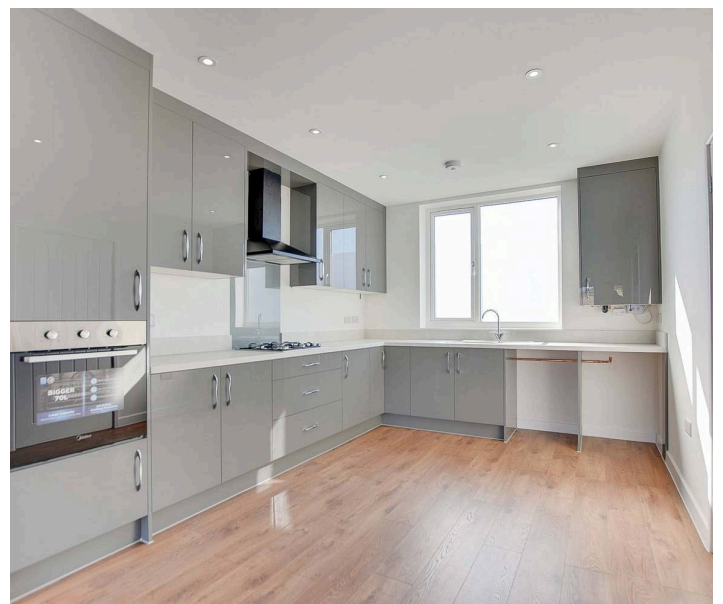
9' 5" x 11' 6" (2.87m x 3.50m)

Double-glazed window to the rear elevation and radiator

Bathroom

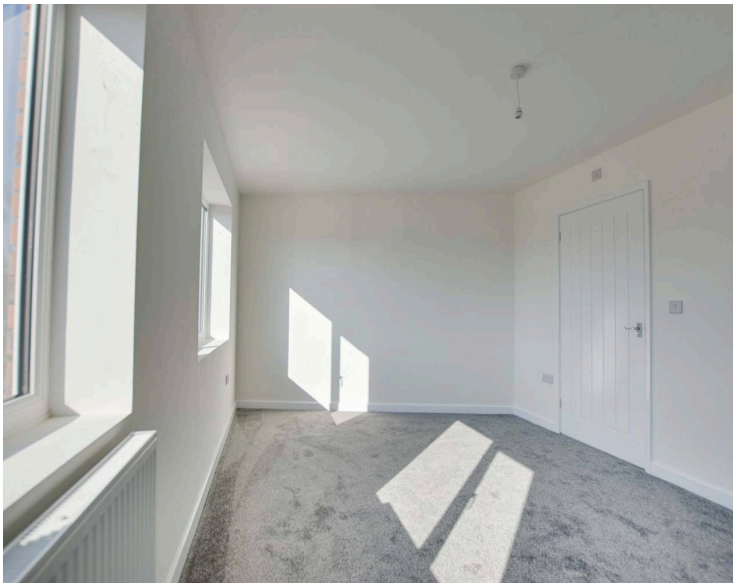
9' 7" x 6' 6" (2.93m x 1.97m)

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









Front Garden

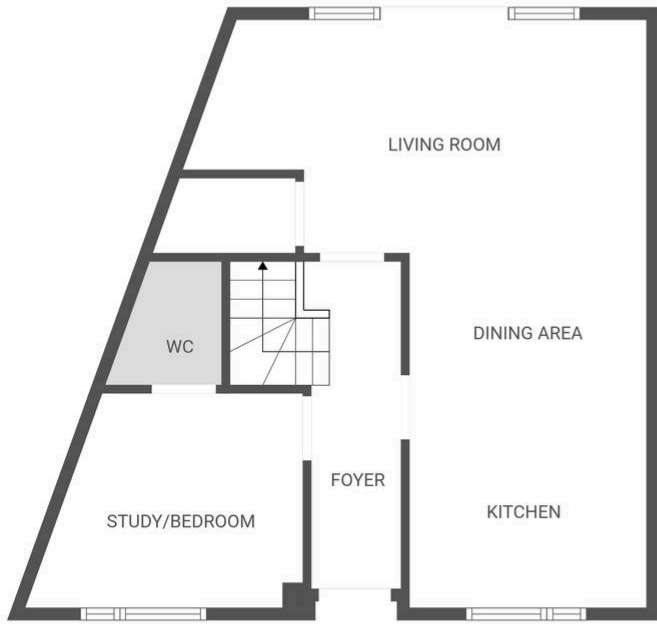
Fenced frontage with graveled front forecourt

Rear Garden

Lawned rear garden with fencing to the perimeter and a pathway with a slope for disabled access.

Driveway

Two car parking spaces to the rear with an EV charging point.



Ground floor



1st floor

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





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

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