FREEHOLD

House - Terraced (EPC Rating: B)

384B Gipsy Lane, Leicester, LE4 7DA

Offers In The Region Of

£300,000

SETHS

3 1 1 B

3 Bedroom House - Terraced located in Leicester

***** NEW BUILD - THREE BEDROOMS - OPEN PLAN LIVING - 10 YEAR WARRANTY - ALLOCATED CAR PARKING *****

Seths Estate Agents are pleased to bring to market this superb three-bedroom new build mid-terraced property located on Gipsy Lane, Leicester. Finished to an excellent modern standard and presented in ready to move into condition, this property benefits from a 10-year new build warranty and a generous rear garden with double doors from the open-plan living space — ideal for modern family living.

To the rear, the property features an ample sized garden with a slabbed patio area, a lawned garden all enclosed by wooden fencing.

Internally, the ground floor comprises an entrance hall, a convenient downstairs WC, a storage cupboard, and a spacious open-plan kitchen, dining, and living area with double doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Contact Seths today to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
14'2" x 3'11"
LVT flooring, radiator, spotlighting. Accessed via a composite front door. Stairs leading to the first floor. Storage cupboard. Two doors providing access to the open plan kitchen, dining room and lounge. Provides access to the downstairs WC.

DOWNSTAIRS WC
5'10" x 3'1"
Tiled flooring, standing radiator, wash hand basin, WC.

OPEN PLAN KITCHEN, DINING ROOM & LOUNGE
25'4" x 18'1"
LVT flooring, two radiators, spotlighting, base and high-level units, integrated four-ring gas hob with integrated extractor over, integrated oven, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space and plumbing for dishwasher, storage cupboard beneath the stairs, double-glazed window to the front aspect, two double-glazed windows to the rear aspect. uPVC double doors providing access to the rear garden. Door providing access back to the entrance hall.

FIRST FLOOR

LANDING
8'7" x 8'2"
Carpeted flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE
13'6" x 9'6"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO
11'5" x 9'5"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE
9'6" x 8'3"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

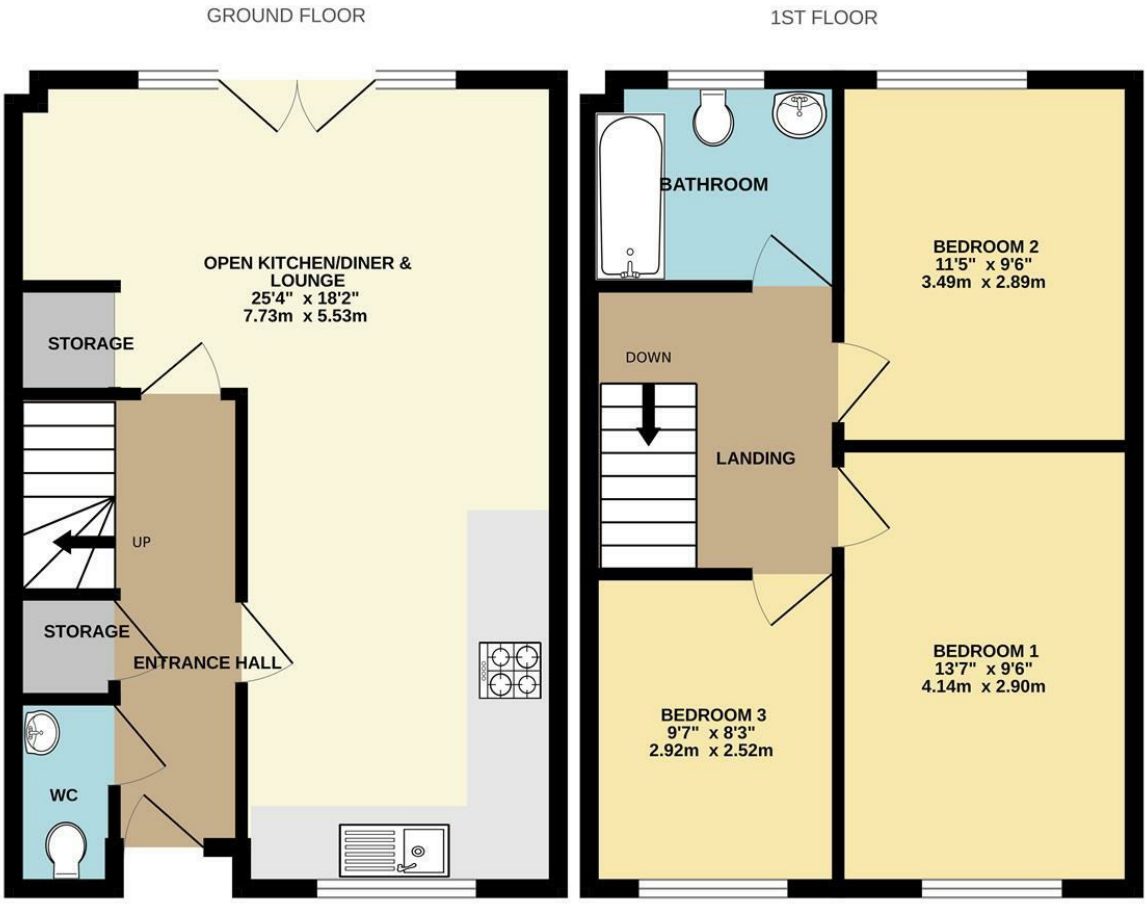
BATHROOM
8'2" x 6'5"
Tiled flooring, standing radiator, panelled bath with mixer shower attachment, wash hand basin with vanity unit, WC, partially tiled walls, double-glazed window to the rear aspect.

OUTSIDE
To the rear, the property features an ample sized garden comprising a slabbed patio area and a grass lawn, secluded by a wooden perimeter. A wooden gate provides access to the communal car park.

FREEHOLD

COUNCIL TAX BAND - TBC

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: B
Council Tax Band: TBC (Leicester)
Council Tax Rate: £TBC
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



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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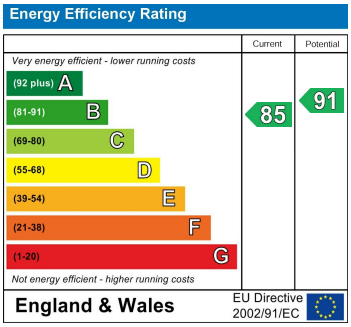
Council Tax Band

Energy Performance Graph



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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.

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