



## Gipsy 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 Gipsy Lane.



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 soft touch, 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**

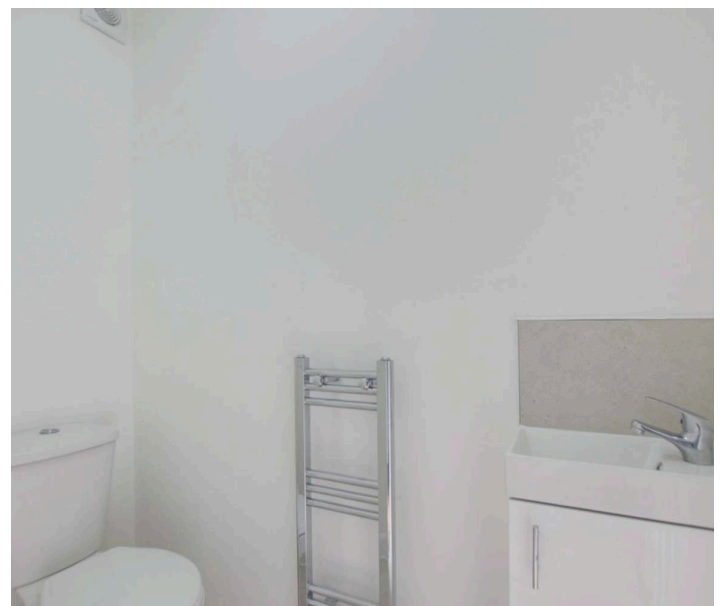
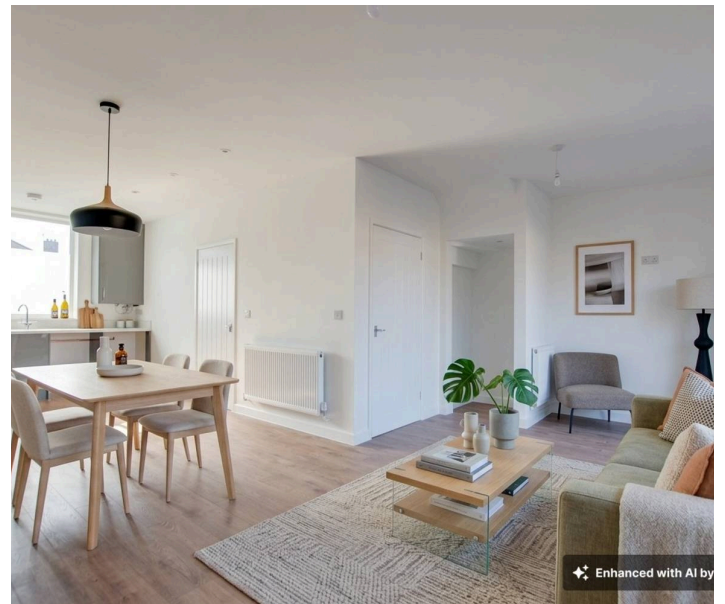
9' 8" x 8' 3" (2.95m x 2.51m)

Double-glazed window to front elevation and radiator.

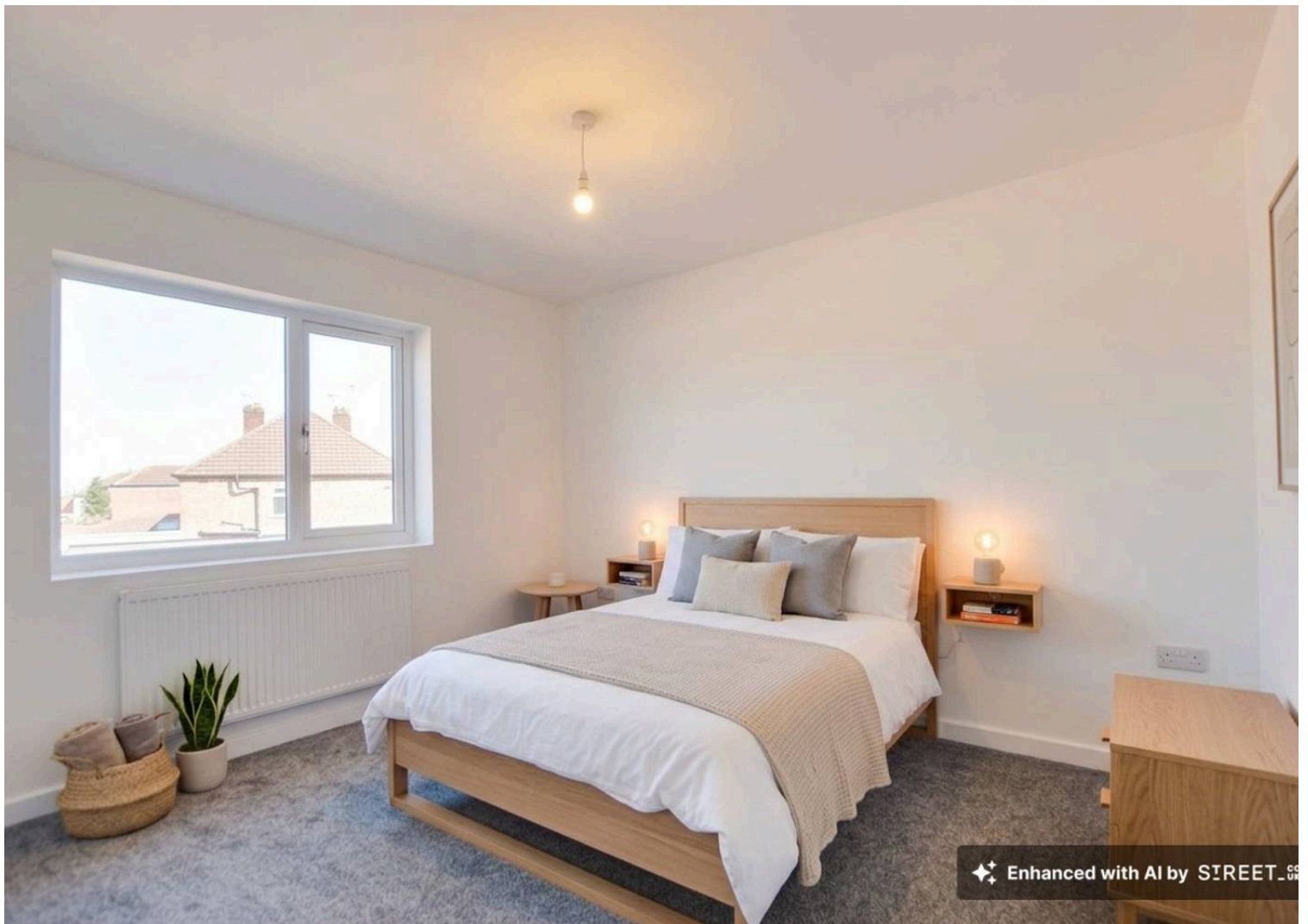
### **Bathroom**

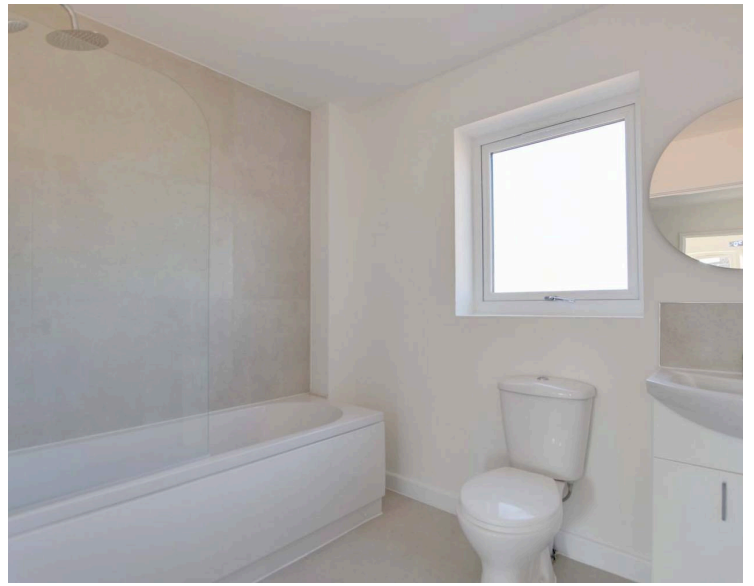
3' 1" x 6' 6" (0.94m x 1.97m)

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**

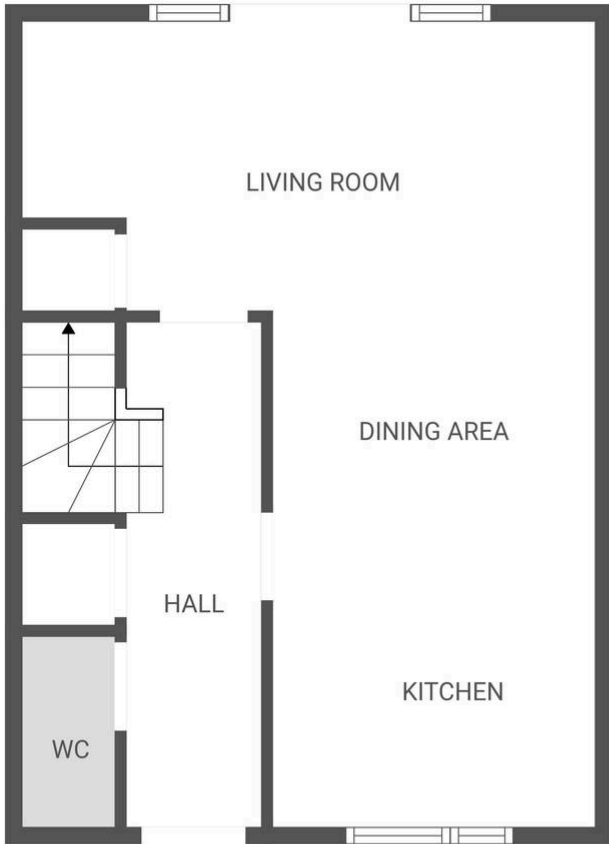
Fenced frontage with gate and gravelled forecourt.

**Rear Garden**

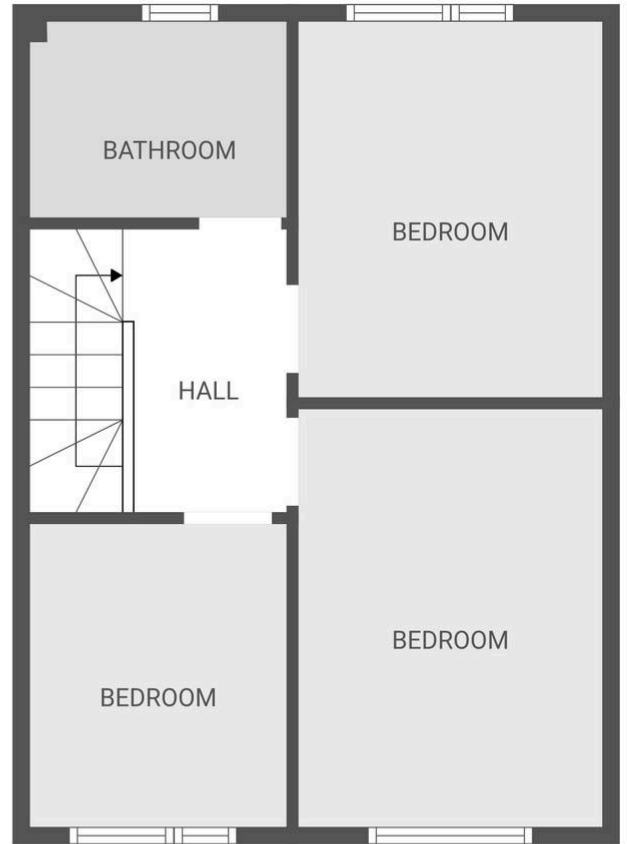
Lawned with paved path, and fencing to the perimeter with a gate leading to the parking area.

**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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.