

FREEHOLD



House - End Terrace (EPC Rating: B)

Gipsy Lane, Leicester, LE4 7DA.

Offers In The Region Of
£340,000

 **SETHS**

 4  1  1  B

4 Bedroom House - End Terrace located in Leicester

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

Seths Estate Agents are pleased to bring to market this stunning four-bedroom new build family home located on Gipsy Lane, Leicester. Finished to an excellent modern standard and presented in ready to move into condition, this property benefits from parking for multiple vehicles to the rear, a small front garden, a generous rear garden with an electric vehicle charging point, and the added peace of mind of a 10-year new build warranty.

To the rear, the property features a generous garden with a slabbed patio area, gravel surfacing, and a lawned area, enclosed by a combination of wooden and brick-built perimeter, with a gate providing access to the communal car park.

Internally, the ground floor offers an impressive and versatile layout comprising an entrance hall, a ground floor bedroom with its own WC, and a vast open-plan kitchen, dining, and living area with double doors opening directly onto the rear garden. To the first floor are three further bedrooms, including a principal bedroom with its own WC, and a family bathroom.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL

14'1" x 3'11"

LVT flooring, radiator, spotlighting. Accessed via a composite front door. Stairs leading to the first floor. Provides access to the downstairs bedroom, storage cupboard and open plan kitchen, dining room and living area via two doors.

BEDROOM FOUR

10'10" x 10'3"

Carpeted flooring, radiator, double-glazed window to the front aspect. Provides access to the downstairs WC.

DOWNSTAIRS WC

5'3" x 4'11"

Tiled flooring, radiator, wash hand basin, WC.

OPEN PLAN KITCHEN, DINING ROOM & LIVING AREA

25'4" x 20'1"

LVT flooring, three radiators, partially 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 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 8'3"

Carpeted flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

16'11" x 10'1"

Carpeted flooring, radiator, two double-glazed windows to the front aspect. Provides access to a WC.



WC

8'7" x 4'10"

Tiled flooring, standing radiator, wash hand basin, WC, double-glazed window to the side aspect.

BEDROOM TWO

13'6" x 9'4"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE

11'5" x 9'4"

Carpeted flooring, radiator, double-glazed window to the rear aspect.

BATHROOM

9'6" x 6'6"

Tiled flooring, standing radiator, panelled bath with mixer shower function, 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, gravel surfacing

and a grass lawn, secluded by a combination of wooden fenced and brick-built perimeter. A wooden gate provides access to the communal car park. Electric vehicle charging point.

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

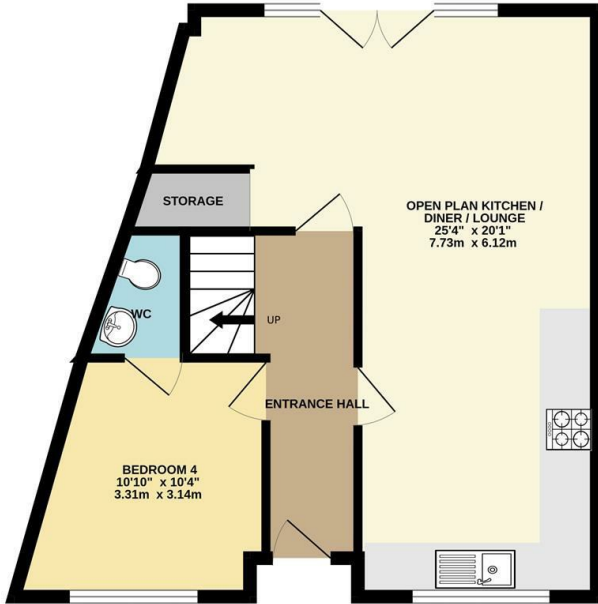
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

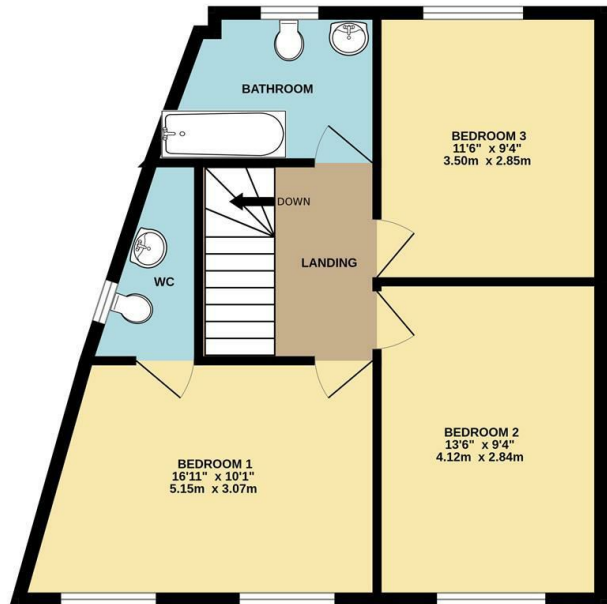




GROUND FLOOR



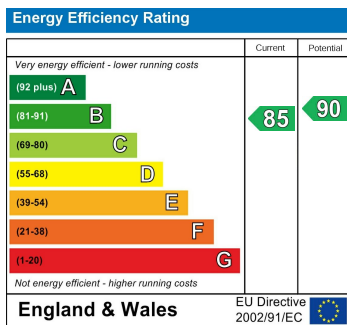
1ST FLOOR



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.
Made with Metropix ©2026

Council Tax Band

Energy Performance Graph



Call us on
0116 266 9977
sales@seths.co.uk
www.seths.co.uk

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.