

## 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

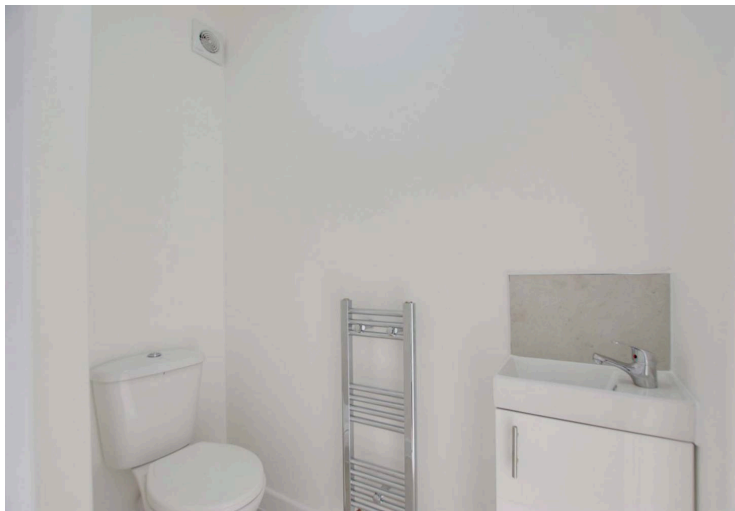
Tenure: Freehold

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 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)

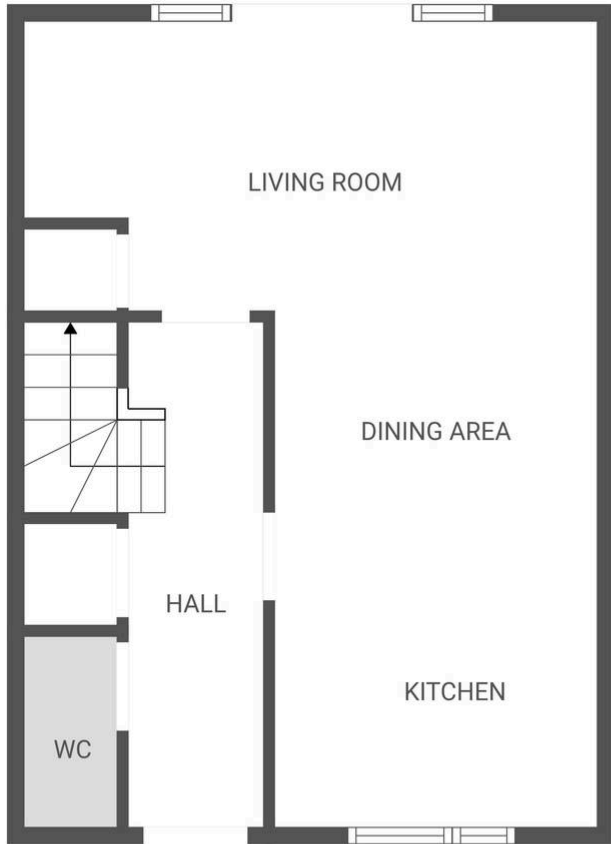
Double-glazed window to rear elevation, bath with overhead rainfall shower and handheld shower, wash hand basin, low-level WC, extractor fan, tiled floor, and heated chrome towel rail.

### **Front Garden**

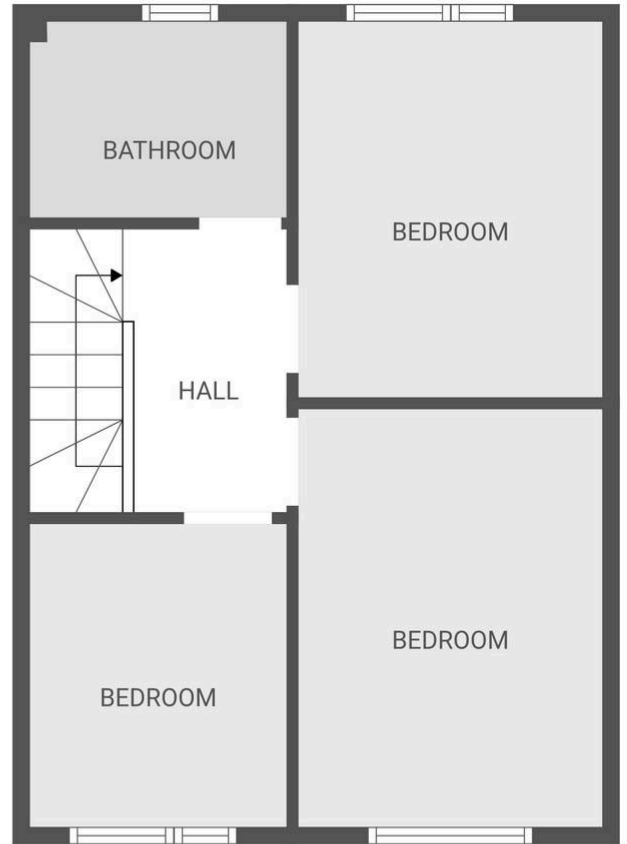
Fenced frontage with gate and gravelled forecourt.

### **Rear Garden**

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



Ground floor



1st floor

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

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