

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

13'7" 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

6'0" x 3'1"

Tiled flooring, radiator, wash hand basin, WC.

OPEN PLAN KITCHEN, DINING ROOM & LIVING AREA

25'11" x 25'3"

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 front aspect, two double-glazed windows to the side aspect, double-glazed window to the rear aspect. uPVC double doors providing access to the rear garden.

FIRST FLOOR

LANDING

12'11" x 8'7"

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

BEDROOM ONE

9'7" x 8'2"

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

BEDROOM TWO

13'0" x 11'1"

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



BEDROOM THREE

10'5" x 7'2"

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

BEDROOM FOUR

13'10" x 9'1"

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

BATHROOM

8'2" x 6'4"

Tiled flooring, standing radiator, panelled bath with mixer shower function, wash hand basin, 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 fenced 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

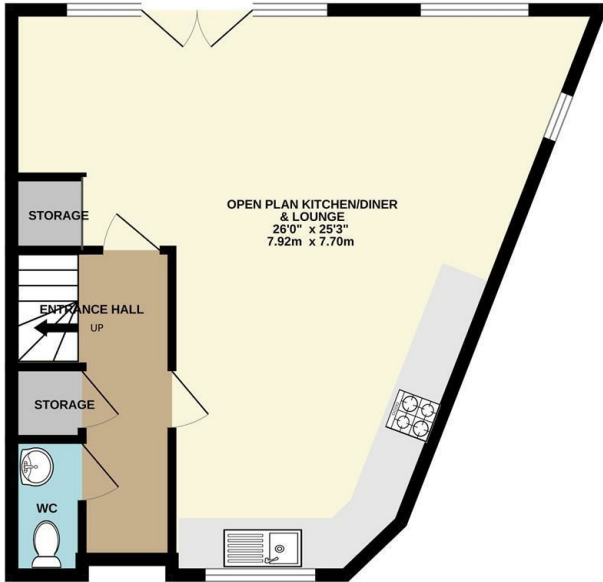
Broadband availability: Superfast Fibre Broadband



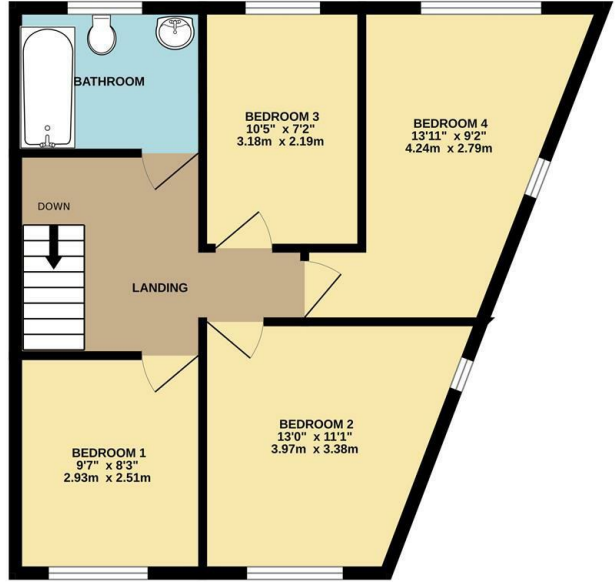


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GROUND FLOOR



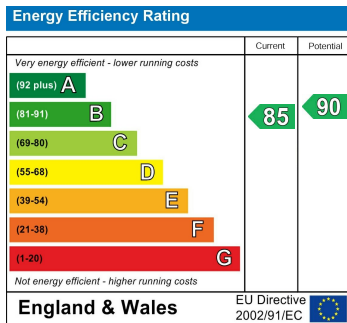
1ST FLOOR



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.
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Council Tax Band

Energy Performance Graph



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