



Gipsy Lane

Humberstone, Leicester, LE5 0TB



Oliver Rayns

ESTATE AGENTS

A delightful four bedroom semi-detached family home sitting on one third of an acre, overlooking the surrounding open countryside. High specification accommodation is complimented by a cobbled driveway and double garaging.



- Semi-Detached Family Home
- Four Bedrooms
- One Third Acre Plot
- Farmhouse Style Dining Kitchen
- Stunning Conservatory
- Beautiful Engineered Oak Flooring The Throughout Downstairs Accommodation
- Contemporary Shower Room
- Extensive, Immaculately Maintained Garden
- Cobbled Driveway And Double Garage
- Prime Humberstone Location



## Property

This stunning property is available to the open market for the first time in over three decades; the care taken throughout its long-term ownership is immediately present upon entering the welcoming entrance hallway. Elegant engineered oak flooring flows throughout the downstairs accommodation and leads to the ample living room and large dining kitchen. Exposed brickwork surrounding the fireplace and an exposed beam decorate the living room and exude a strong sense of character. The timeless farmhouse style kitchen design brings together shaker style units and a granite worksurface to incorporate a Range cooker along with an integrated dishwasher, and Belfast sink. To the rear, a striking wooden conservatory with glass roof enjoys unspoiled views over the garden and countryside.

The upper floor boasts four bedrooms, three doubles and a generous single, all served by a contemporary shower room fitted with an oversized walk in shower, wash hand basin, chrome heated towel rail, and WC set in a solid timber storage unit.

## Outside

The secluded frontage is decorated with a well maintained lawn and mature trees; a central pathway separates the two pieces of lawn and leads to the entrance door. A beautiful cobbled driveway to the side provides parking for multiple vehicles and the double garage offers either additional parking or storage.

The serene and highly private rear garden offers the ideal space for relaxing and entertaining. Clean and crisp paving provides a large patio for outdoor furniture while the lawn beyond is set behind drystone walling. Shallow steps lead to the immaculately kept lawn where a central rockery is embellished with a variety of plants. Timber fencing, manicured hedging, and mature evergreen trees define the property's boundaries and provide privacy. Beyond the garden, unspoilt views over the rolling open countryside are enjoyed.

## Location

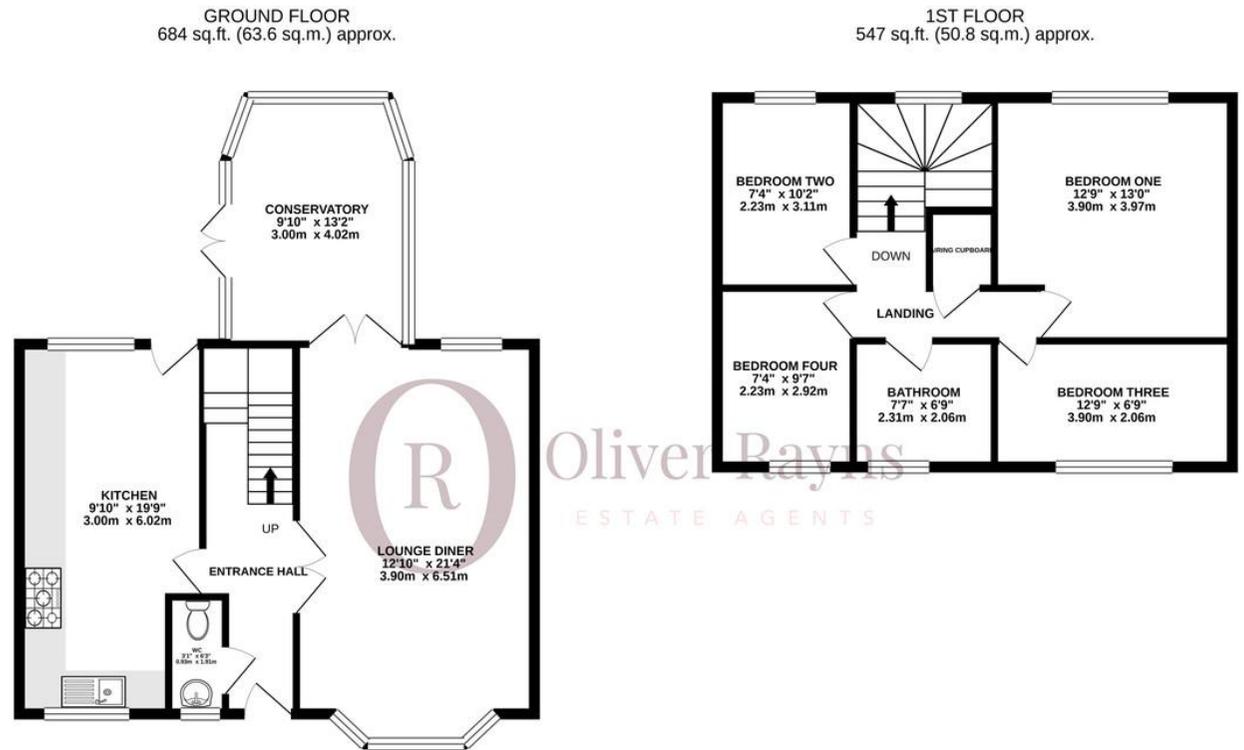
This family home enjoys a prominent position in the sought after north-eastern suburb of Humberstone offering a wide range of amenities including a selection of supermarkets, the Thurmaston Retail Park, Costcø Industrial Area, recreational facilities such as Humberstone Heights Golf Course, and well regarded schooling for all ages within walking distance.

A range of local transport links provide bus routes into the city, the railway station in Leicester with direct links to London St Pancras, and the A46/A607 road networks linking all major cities nearby making this a perfect location for commuters.

## Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE5 0TB



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

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