



55 Tysoe Hill
Glenfield, LE3 8AR

£350,000



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A well presented and deceptively spacious modern detached family home in sought-after location within catchment for popular schools. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation, well appointed fixtures & fittings and tastefully decorated throughout. On the ground floor, entrance hall, cloaks/wc, L-shaped lounge-diner, breakfast-kitchen with oven/hob, utility room. Upstairs, landing, 4 good sized bedrooms, en-suite shower room, family bathroom. Driveway for 2 cars, brick built garage, 50' private rear garden. Early viewing highly recommended! Freehold. Council Tax Band D.

Entrance Hall

A spacious and welcoming entrance hall, double glazed composite entrance door, radiator, fitted carpet, stairs to first floor.

Cloaks/wc

A useful downstairs toilet. UPVC double glazed opaque window, tiled floor, wash hand basin, wc, radiator, extractor fan.

Lounge-Diner

19'2" x 19'1" max (5.86m x 5.83m max)

A bright and airy spacious L-shaped lounge-diner. UPVC double glazed French doors and window to rear. Two radiators, fitted carpet.

Breakfast-Kitchen

11'1" x 9'0" (3.40m x 2.76m)

UPVC double glazed window to front. Fitted with a modern range of base, drawer and eye level units, work surfaces, one-and-a-half bowl stainless steel sink unit with mixer taps, built-in stainless steel electric fan-assisted oven & gas hob with extractor hood. Radiator, spotlights to ceiling, tiled floor.

Utility Room

9'1" x 5'2" (2.77m x 1.58m)

UPVC double glazed door to side, tiled floor, radiator, fitted with a range of modern base and eyelevel units, work surfaces, additional stainless steel sink, wall mounted Worcester combi boiler.

1st Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft, storage cupboard.

Bedroom One

12'9" x 9'10" (3.91m x 3.00m)

UPVC double glazed window to rear, fitted carpet, radiator, recessed spotlights to ceiling.

Ensuite Shower Room

UPVC double glazed opaque window, fitted with a white suite comprising of walk in shower enclosure (mains shower), wash hand basin, wc. Chrome heated towel rail, spotlights to ceiling.

Bedroom Two

11'2" x 9'10" (3.41m x 3.01m)

UPVC double glazed window to front, fitted carpet, radiator, recessed spotlights to ceiling.

Bedroom Three

9'6" x 9'0" (2.92m x 2.75m)

UPVC double glazed window to rear, fitted carpet, radiator, recessed spotlights to ceiling.

Bedroom Four

9'7" x 8'11" (2.94m x 2.74m)

UPVC double glazed window to front, fitted carpet, radiator, recessed spotlights to ceiling.

Family Bathroom

8'4" x 5'7" (2.55m x 1.71m)

UPVC double glazed opaque window, tiled floor, fitted with a white suite comprising of panelled bath with mains shower over and glass screen, wash hand basin, wc. Radiator, spotlights to ceiling.

Outside

To the front of the proeprty is a small fenced garden area. Block paved driveway to side of property for 2/3 cars in front of the detached brick garage

Private 50' West facing rear gardens comprise of patio, lawns and fully fenced boundaries.

Detached Garage

18'2" x 9'4" (5.55m x 2.85m)

Up-and-over door, light and power, side door and window.

Glenfield

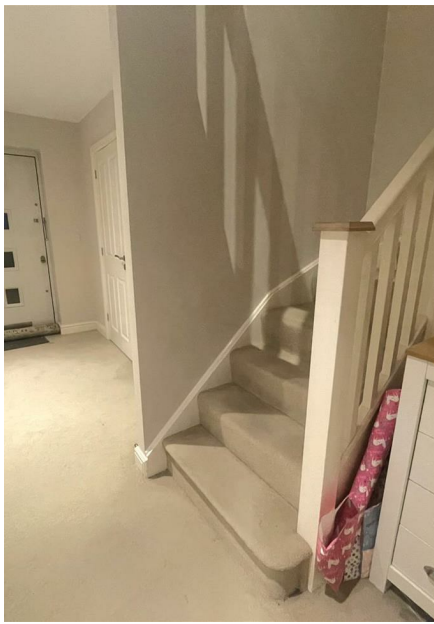
Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is nearby open countryside including Bradgate Park and Gynsills conservation area. There is easy access to M1, A46 & A50 main routes. Glenfield General Hospital & Leics County Council are two large employers. Glenfield is mentioned in the Domesday book of 1086 and is also famous for its now defunct railway tunnel built by Stevenson and once the longest in the world. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

Local Authority & Council Tax Info (Blaby)

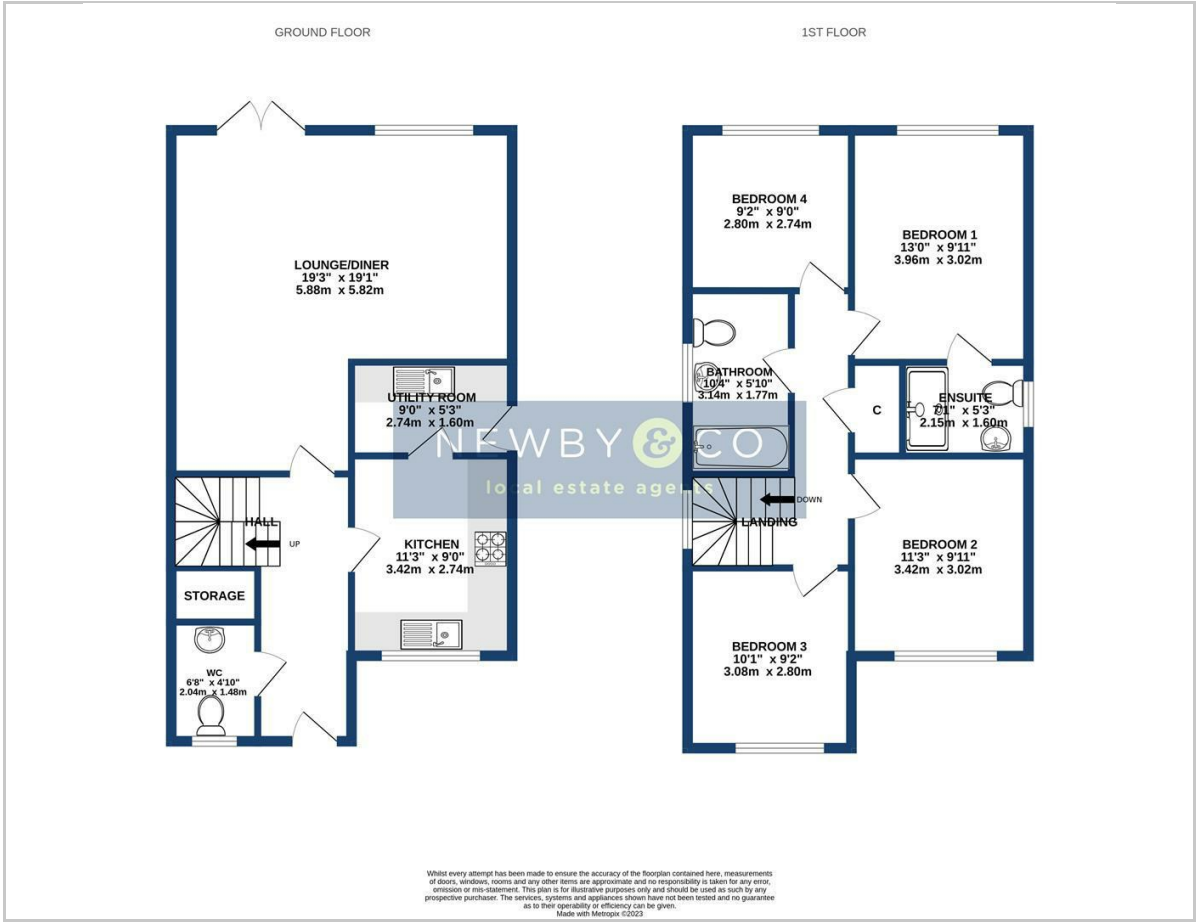
This property falls within Blaby District Council (blaby.gov.uk)

It has a Council Tax Band of D which means a charge of £2165.16 for tax year ending March 2024
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

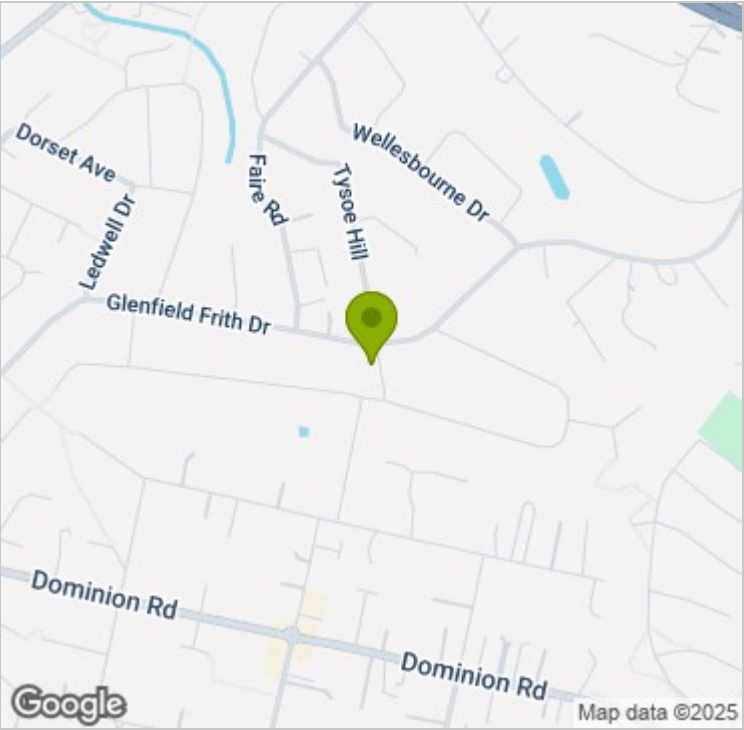


Viewing

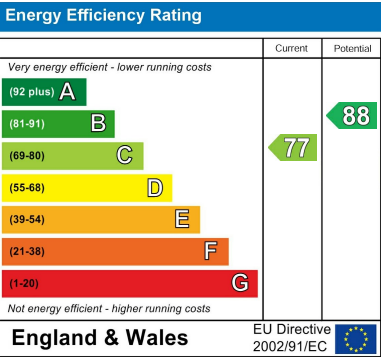
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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