



4 Tysoe Hill
Glenfield, LE3 8AQ

£250,000



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A well presented 1957 built traditional 3 bed semi-detached home in popular location close to excellent local amenities, shops, schools and major road links. The property requires some modernisation, which is reflected in the price, benefits from full gas central heating, double glazing, offered for sale with immediate vacant possession. The accommodation briefly comprises on the ground floor of entrance hall, lounge, dining room, kitchen. Upstairs, landing, 3 bedrooms, shower room. Gardens to front and rear, driveway. Early viewing highly recommended! Freehold - no upward chain. Council tax band C.

Porch

Sliding aluminium door.

Entrance Hall

Hardwood glazed inner door, fitted carpet, stairs to first floor, radiator.

Lounge

13'8" x 13'1" (4.17m x 4.00m)

UPVC double glazed bay window to front, radiator, laminate flooring, fireplace with gas fire.

Dining Room

11'6" x 10'10" (3.53m x 3.32m)

Radiator, laminate flooring, open grate fireplace double glazed aluminium sliding patio doors to garden.

Kitchen

11'5" x 9'1" (3.50m x 2.78m)

UPVC double glazed window to rear and double glazed door to side, tiled floor. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap. Provision for washing machine, wall mounted Glowworm central heating boiler. Pantry store with UPVC double glazed window, meters.

First Floor: Landing

UPVC double glazed window to side with views for miles towards Old John on Bradgate Park, fitted carpet, access to boarded loft with retractable ladder. Airing cupboard housing cylinder.

Bedroom One

14'5" x 11'1" (4.40m x 3.40m)

UPV double glazed bay window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

11'5" x 11'0" (3.50m x 3.37m)

UPVC double glazed window to rear, radiator, built-in wardrobes.

Bedroom Three

8'6" x 7'0" (2.60m x 2.15m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Shower Room

Two UPVC double glazed opaque windows, chrome heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, walk-in shower enclosure with electric shower, vanity wash hand basin, wc.

Outside

The front of the property has shrubs, dwarf brick wall and fenced boundary, driveway providing off road parking, timber gates.

The rear garden approx 60' has shed, greenhouse and fully fenced boundaries.

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)

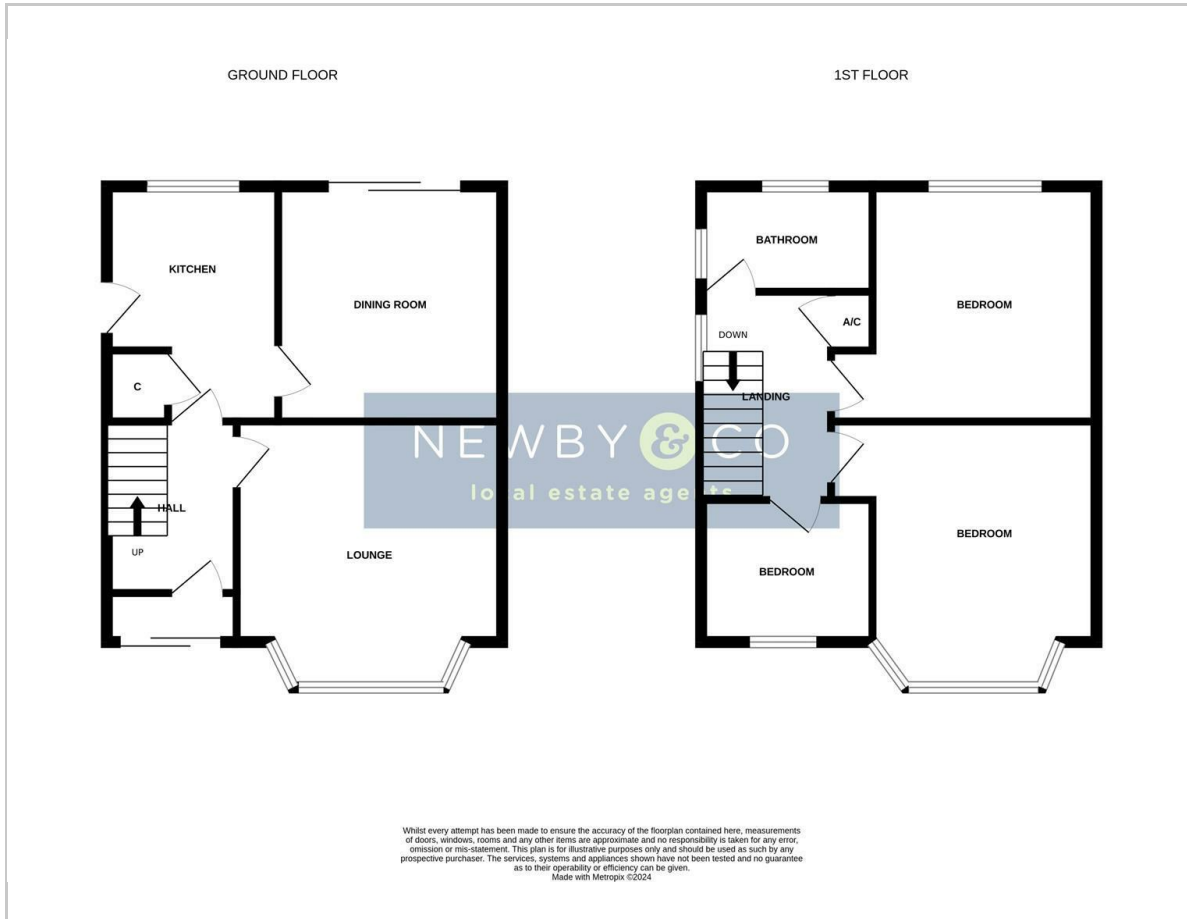
It has a Council Tax Band of C which means a charge of £2,015.51 for tax year ending March 2025

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

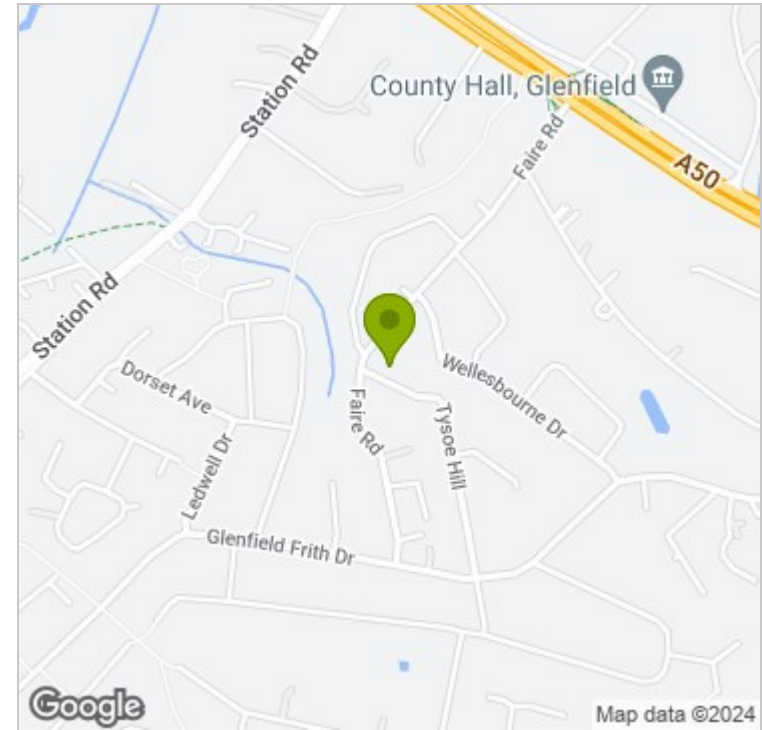


Viewing

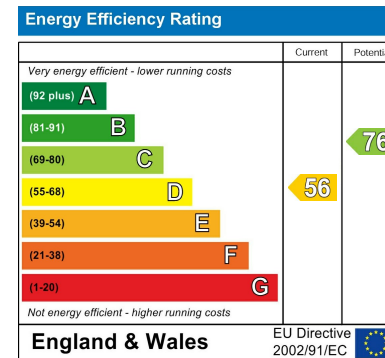
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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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