



33 Tysoe Hill
Glenfield, LE3 8AR

£365,000



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An extended 1958 Calverley built 3 bedroom family detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links. The property requires some updating but benefits from full gas central heating (boiler 2022) and UPVC double glazing. The spacious accommodation comprises on the ground floor, hall, cloaks/wc, L-shaped lounge-diner, extension providing second reception room or office, UPVC conservatory, kitchen. Upstairs, landing, 3 generously sized bedrooms, shower room. Driveway, brick garage, West facing 100' private rear garden. Freehold - no upward chain. Council Tax Band D

Entrance Hall

Hardwood panelled entrance door with bullseye glazed panel, UPVC double glazed side panel window, fitted carpet, stairs to first floor, radiator.

Cloaks/wc

Single glazed opaque window, wash hand basin, wc.

L-Shaped Lounge-Diner

19'2" x 19'0" (5.85m x 5.80m)

A particularly spacious L-shaped living room which is a trademark of the builders Calverley, UPVC double glazed windows to rear and side, two radiators, electric fire and fireplace, fitted carpet, UPVC double glazed French doors to conservatory.

Conservatory

9'11" x 8'3" (3.04m x 2.54m)

UPVC double glazed conservatory with brick base, polycarbonate apex roof, tiled flooring. Wide opening UPVC double glazed French doors to rear gardens.

Dining Room/Office

10'7" x 10'7" (3.24m x 3.24m)

An extension to the original build, this multi purpose room would work equally well as a dining room, playroom or a work from home area. UPVC double glazed windows to front & rear, radiator.

Kitchen

12'1" x 7'9" (3.70m x 2.38m)

UPVC double glazed window to side, tiled floor, fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit and mixer tap. Provision for cooker, washing machine/dishwasher. Pantry store housing consumer unit.

First Floor: Landing

An L-shaped landing. UPVC double glazed opaque window to side at stair turn, fitted carpet, built-in cupboard, access to loft with retractable ladder.

Bedroom One

13'1" x 10'5" (4.00m x 3.18m)

A generous double bedroom with ample storage. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

11'8" x 10'5" (3.57m x 3.18m)

Another good double bedroom, this one having superb views over rooftops to miles of open countryside. UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

9'3" x 8'5" (2.83m x 2.58m)

Another room that could accommodate a double bed. UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard.

Bathroom

6'10" x 5'5" (2.09m x 1.66m)

UPVC double glazed opaque window, radiator, fully tiled walls, shower cubicle with electric shower, vanity wash hand basin, wc.

Outside

The front of the property has gardens of lawn, shrubs, gravelled areas and a block paved driveway leading to the garage.

Connecting the house and the garage is a side passage with gates to front and rear and a boiler store housing Glowworm combination boiler.

The private West facing rear garden is approx 100' long has patio, decking, lawn, mature tree and fully fenced boundaries.

Garage

18'4 x 8'10 (5.59m x 2.69m)

Single garage (18'4 x 8'10) with up & over electric door.

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)

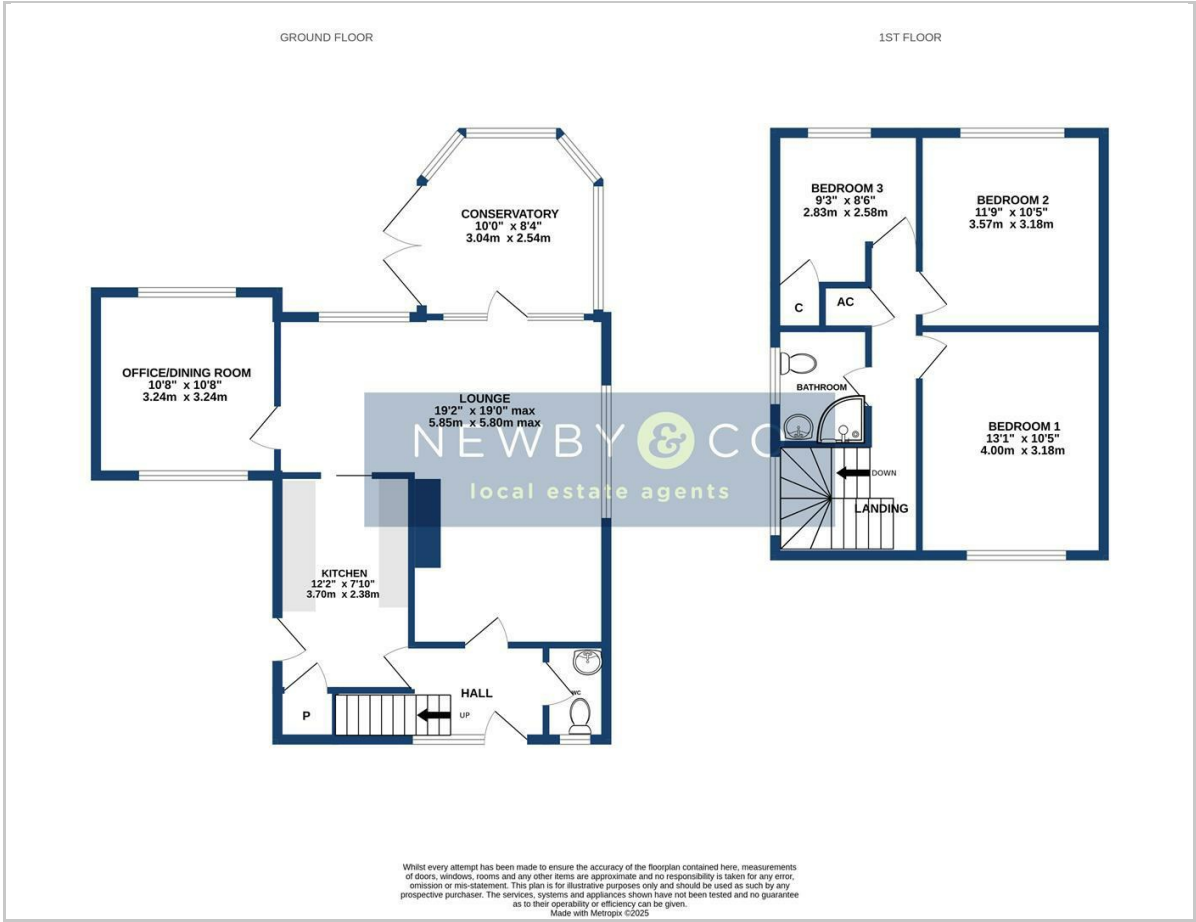
It has a Council Tax Band of D which means a charge of £2373.17 for tax year ending March 2026

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

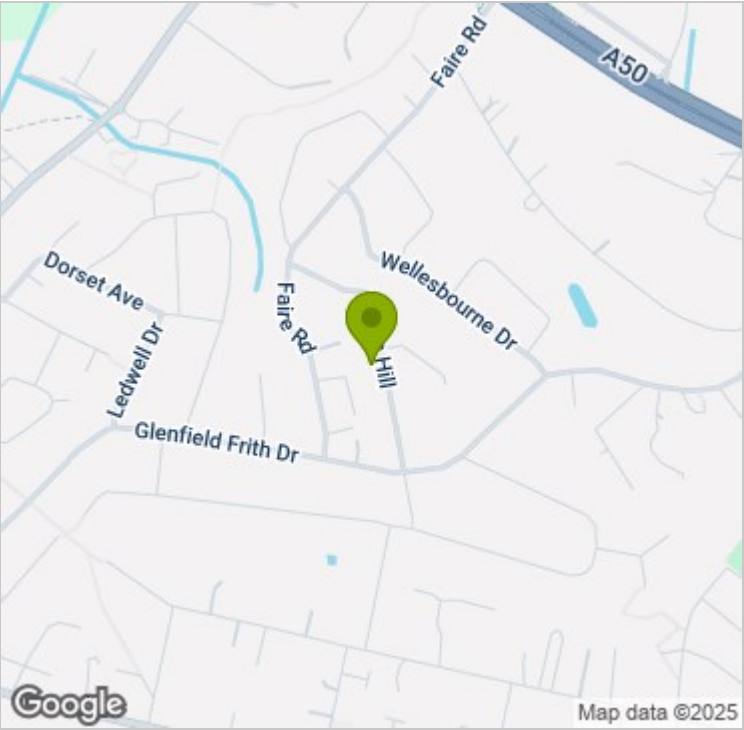


Viewing

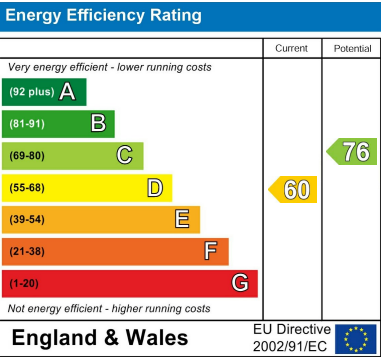
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

