



18 Tysoe Hill
Glenfield, LE3 8AQ

£345,000



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A truly splendid extended Calverley built 3 bedroom family semi-detached home in prime residential location close to well regarded primary school, a good selection of shops, major road links. The property benefits from full gas central heating (boiler replaced May 2022), UPVC double glazing (all less than 5 years old), fantastic fitted kitchen-diner including appliances & quartz worktops. The spacious well presented accommodation comprises on the ground floor, entrance hall, delightful lounge, kitchen-diner with bi-fold doors to rear. Upstairs, landing, 3 generously sized bedrooms, bathroom with full white suite. Driveway for 3 cars, East facing 70' landscaped rear garden. Freehold. Internal inspection highly recommended. Council Tax Band C

Entrance Hall

The hall is entered via an open canopy porch leading to the front door. Composite double glazed entrance door with leaded panels, UPVC double glazed window to side, stairs to first floor, radiator.

Lounge

22'11" x 13'0" (6.99m x 3.98m)

A bright and airy living room with twin opening glazed internal doors leading into the dining part of the kitchen. UPVC double glazed window to front, radiator, neutral fitted carpet, coving to ceiling, attractive marble fireplace.

Kitchen-Diner

19'1" x 11'5" (5.83m x 3.50m)

Aluminium double glazed bi-fold doors to rear garden, UPVC double glazed door to side, UPVC double glazed window to the rear, herringbone LVT vinyl flooring, spotlights to ceiling, two radiators. Fitted with a superb modern range of base, drawer & eye level units, Quartz work surfaces, upstands, sink unit with mixer tap. There is a large peninsula breakfast bar island with units under. Top of the range Range cooker (available by separate negotiation), integrated dishwasher, integrated washing machine, space for large fridge-freezer. Pantry store housing wall mounted Worcester combination boiler. Recess currently used by the family's dog.

First Floor Landing

UPVC double glazed window to side, fitted carpet, access to boarded loft with retractable ladder.

Bedroom One

11'11" x 10'0" (3.65m x 3.05m)

Generous double bedroom. UPVC double glazed window to front, radiator, laminate flooring, built-in wardrobes.

Bedroom Two

12'6" x 8'10" (3.82m x 2.70m)

Generous double bedroom. UPVC double glazed window to rear, laminate flooring, radiator, built-in wardrobes with sliding part mirrored doors.

Bedroom Three

9'1" x 9'0" (2.79m x 2.75m)

UPVC double glazed window to front, laminate flooring, radiator, built-in wardrobes with sliding mirrored doors.

Bathroom

6'6" x 5'7" (2.00m x 1.71m)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling, extractor fan. Fitted with a contemporary white suite comprising of panelled bath with twin head mains shower over, glass screen, vanity wash hand basin, wc.

Outside

The front of the property has a block paved driveway providing parking for up to 3 cars, leading to single brick built garage with up-and-over door, light & power. There is a sheltered passage in between house and garage with UPVC door.

The private rear garden is approx 70' and has paved patio, gazebo shelter, lawns, well stocked borders with plentiful shrubs and flowers, hedged & fenced boundaries. Timber shed.

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)

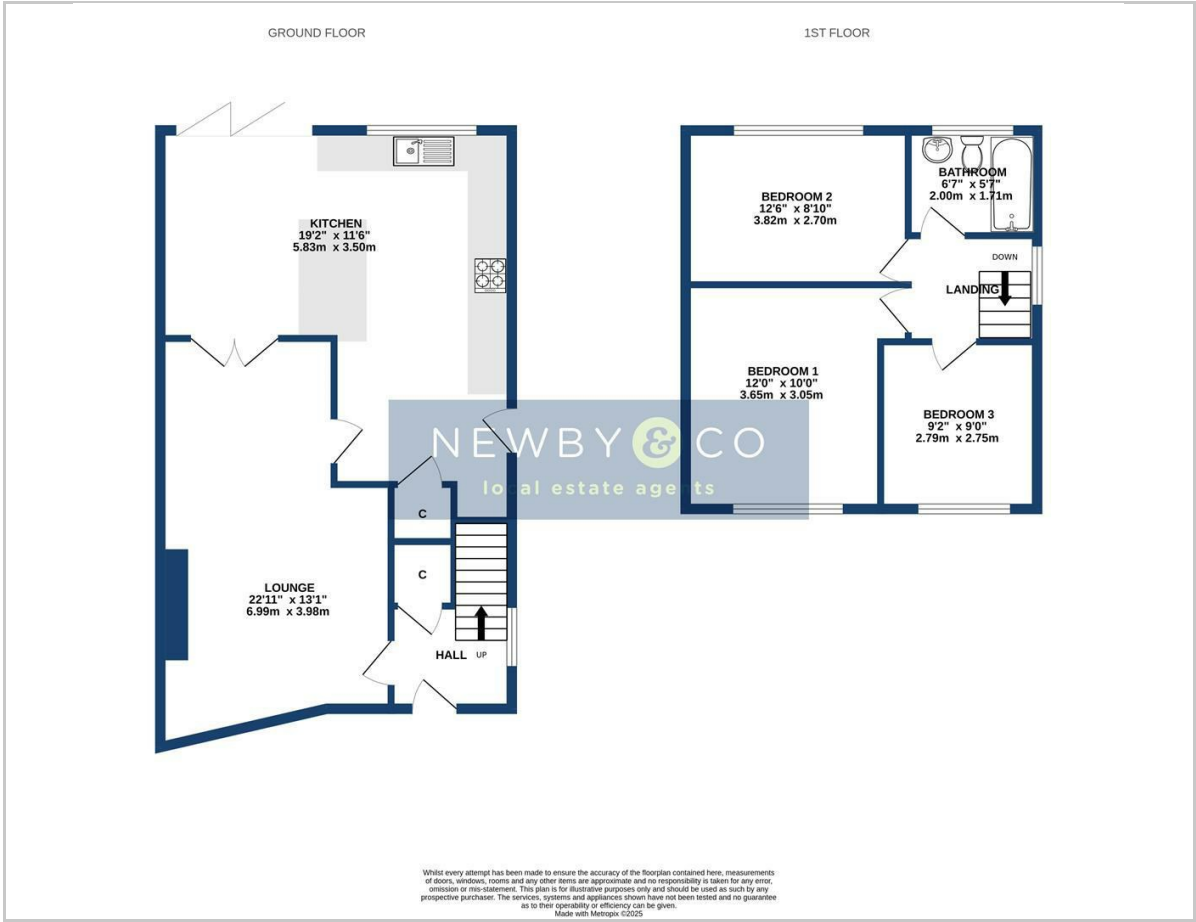
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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

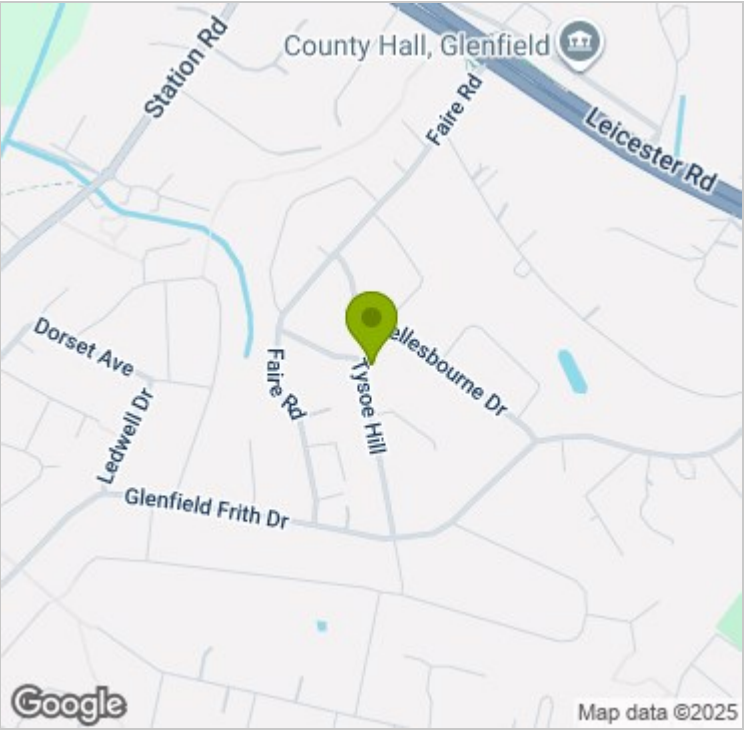


Viewing

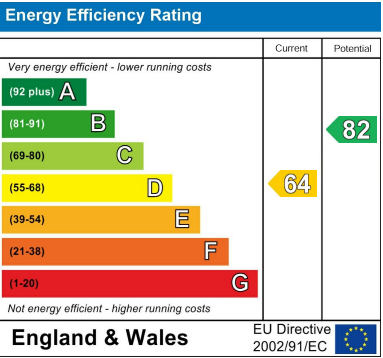
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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