



2a Tysoe Hill, Leicester, LE3 8AQ  
**£295,000**

No chain, ready to move in, new-build 3 bed detached dormer property with 2 bathrooms, in popular residential location close to excellent amenities, schools and major road links. The property benefits from a full gas central heating, UPVC double glazing, PVC fascia, fully integrated alarm system, professionally designed and installed Kitchen, Bathroom and En-Suite, with modern fixtures and fittings throughout, tastefully decorated with quality floor coverings throughout. EPC Band B

## **Entrance Hall**

Disabled friendly level access UPVC glazed entrance door, inset entrance mat, fitted carpet, recessed LED spot lights, door to enclosed staircase to Master Bedroom, radiator.

## **Lounge 12'6" x 9'6" (3.81 x 2.90)**

UPVC double glazed French doors to rear garden, TV points, corner LED spot lights and centre pendent, two radiators, fitted carpet. Option to fit double doors to separate Lounge and Dining.

## **Dining Area 12'10" x 8'0" (3.91 x 2.44)**

UPVC double glazed French doors to rear, TV points, tiled floor, radiator, corner LED spot lights and centre pendent. Option to fit double doors to separate Dining and Lounge.

## **Kitchen 11'8" x 8'0" (3.56 x 2.44)**

Professionally designed and installed Kitchen with a range of soft close drawers/cupboards and eye level units, work surfaces, upstands, stainless steel sink unit with mixer tap, Lamona appliances including: gas hob with extractor unit, separate integrated stainless steel electric fan oven, integrated/concealed 50/50 fridge and freezer, integrated/concealed dishwasher, integrated concealed combined washing machine and dryer, concealed wall mounted Vaillant combination boiler, UPVC double glazed door to side, two UPVC double glazed windows to rear and side, tiled floor, recessed spot lights, radiator.

## **Bedroom Two 12'10" x 9'2" (3.91 x 2.79)**

UPVC double glazed bay window, TV points, radiator, fitted carpet, corner LED spot lights and centre pendent.

## **Bedroom Three 9'6" x 8'2" (2.90 x 2.49)**

UPVC double glazed window to front, TV points, radiator, fitted carpet, corner LED spot lights and centre pendent.

## **Bathroom 8'8" x 6'6" (2.64 x 1.98)**

Spacious family bathroom, professionally fitted suite, modern rainfall shower, waterfall taps, pedestal basin and wc. Tiled walls and floor, with P-Shape bath and curved shower glass enclosure. UPVC double glazed window to side.

## **1st Floor: Bedroom One 21'0" x 11'8" (6.40 x 3.56)**

A spacious L-Shaped Master Bedroom with an abundance of natural light coming through 4

Velux skylights and UPVC double glazed window to the front, separate area to install fitted wardrobes, two radiators, independent thermostatic heating controls, TV points, LED spot lights throughout, fitted carpet.

## **En-suite Shower Room**

Professionally installed suite, with D-Shape glass shower enclosure and low profile tray, modern high pressure electric shower, concealed cistern wc and storage units, vanity unit with Touch LED de-mist mirror, chrome heated towel rail, fully tiled walls and floor, LED spotlights to ceiling, extractor fan, and Velux skylight.

## **Outside**

The front of the property is open plan with full width new tarmac driveway and space for 4 vehicles, disabled friendly access to front entrance, external lighting to entrance door, externally accessible meters.

The private rear garden is approx 50 foot long, has new paved patio, new lawn, external lighting and fully fenced boundaries

## **Useful Information**

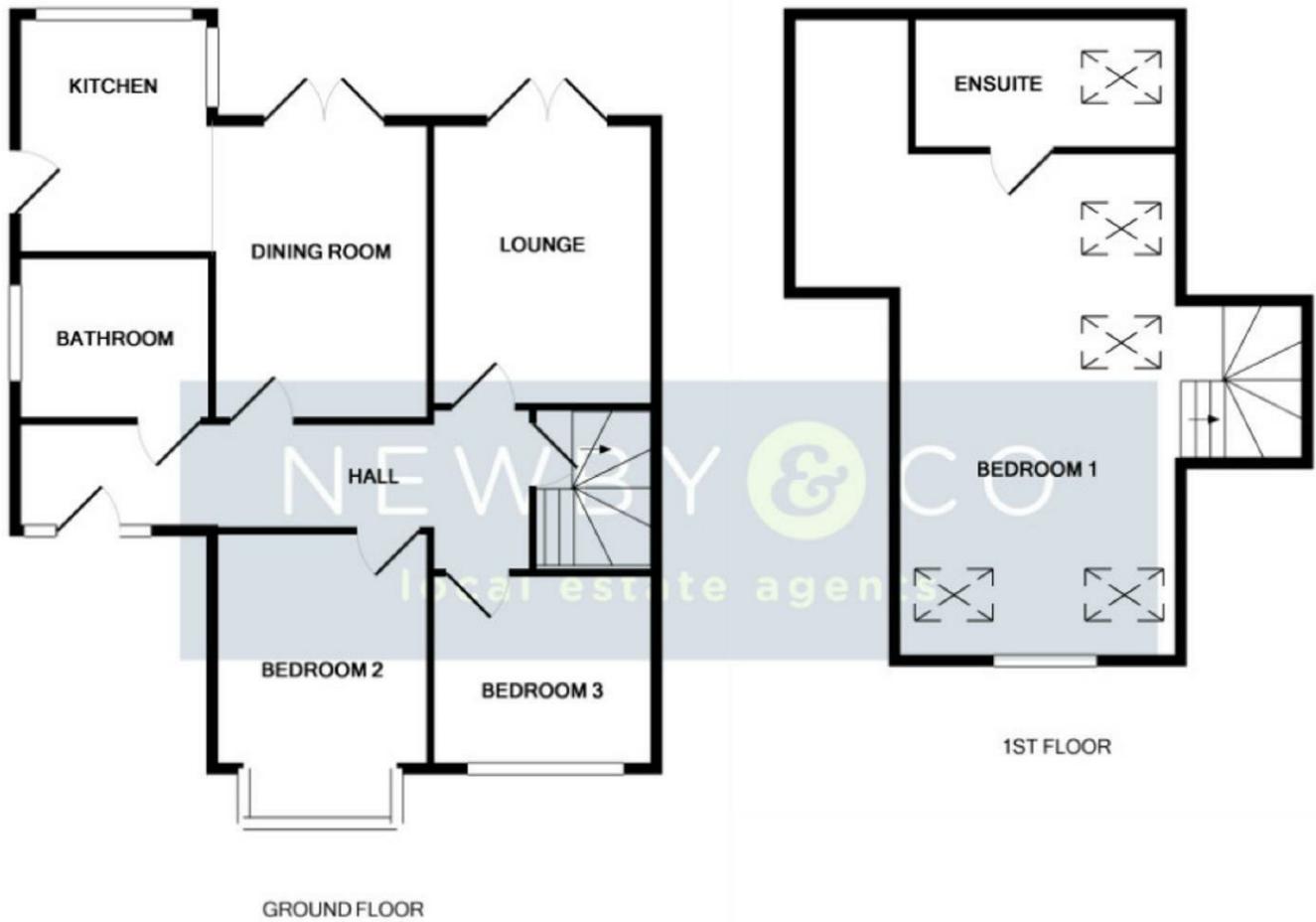
This property falls within Blaby District Council area and has a Council Tax Band of D which means a charge of £1828.21 for tax year ending March 2020. Please note: When a property changes ownership local authorities reserve the right to

re-calculate council tax bands. We understand the schools within catchment are The Hall Primary School, Martin High School & Longslade Community College. For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 3056684

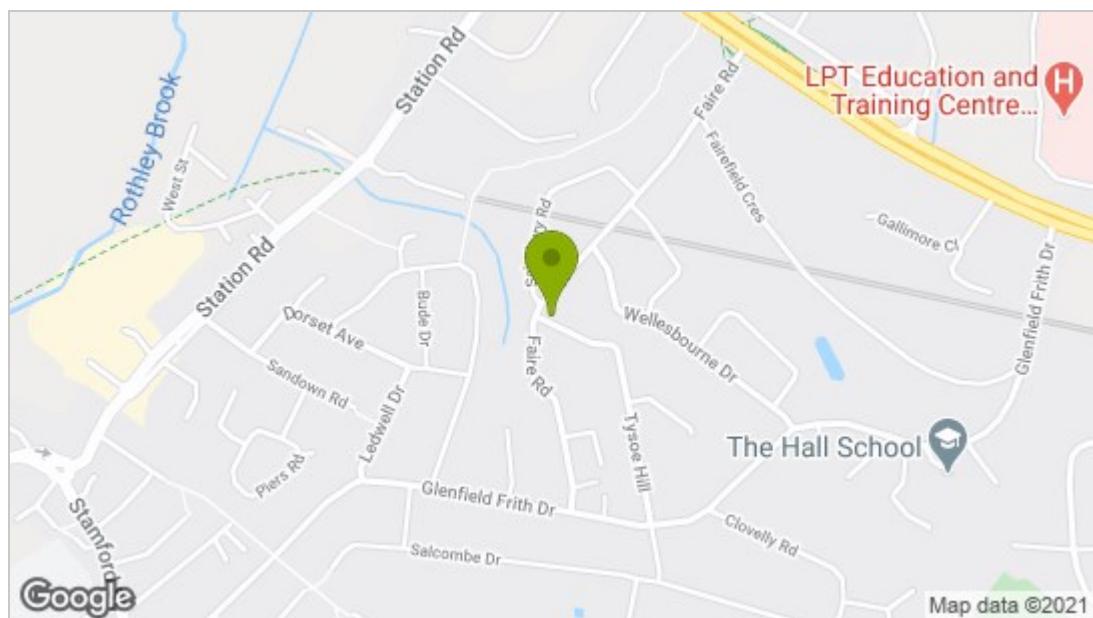
## **Directional Note**

Put LE3 8AQ into your Sat Nav or Google. Alternatively proceed out of Leicester on the Groby Road (A50), continue over the roundabout at the Glenfield General Hospital and take the 3rd left into Faire Road, take the fourth turning on the left into Tysoe Hill.

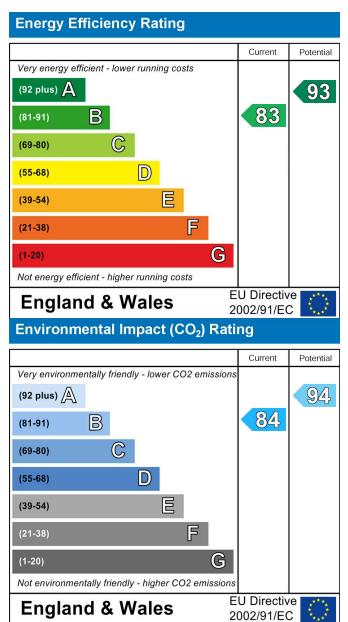
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.