



21 Overseal Road
New Parks, LE3 6LX

£225,000



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New Parks, Leicester, LE3 6LX

Brick built traditional 3 bedroom end town house in popular location opposite Forest Lodge Academy and close to good amenities including shops, public transport and major road links. The property benefits from full gas central heating (combi boiler), UPVC double glazing, modern fitted kitchen. The accommodation briefly comprises on the ground floor, entrance hall, lounge, dining room, kitchen. Upstairs, landing, 3 bedrooms, bathroom. Driveway to front & 100' gardens to rear. No upward chain. Freehold. Council Tax Band A

Entrance Hall

Composite double glazed entrance door, radiator, stairs to first floor, fitted carpet, under-stairs cupboard housing electric meter.

Lounge

14'5 x 12' (4.39m x 3.66m)

UPVC double glazed window to front, radiator, electric fire set in modern fireplace, fitted carpet.

Dining Room

9'9 x 9' (2.97m x 2.74m)

UPVC double glazed window to rear, radiator, vinyl flooring.

Kitchen

1'3 x 8'10 (0.38m x 2.69m)

UPVC double glazed single door and UPVC double glazed window to rear, quarry tiled floor, pantry store. Fitted with a range of modern base, drawer & eye level units with under unit lighting, work surfaces, tiled splash back, stainless steel sink unit with mixer tap, built-in stainless steel electric oven, gas hob with extractor hood, washing machine, pantry store.

Utility Lobby

UPVC single door to side, tiled floor, space for tumble drier. Brick store & WC.

First Floor Landing

Access to loft, fitted carpet, airing cupboard housing combination boiler.

Bedroom One

12'6 x 10'4 (3.81m x 3.15m)

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

Bedroom Two

12' x 9'9 (3.66m x 2.97m)

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

Bedroom Three

9' x 7'6 (2.74m x 2.29m)

UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

5'10 x 5'7 (1.78m x 1.70m)

UPVC double glazed opaque window to rear, vinyl flooring, tiled walls around bath area, panelled bath with electric shower over, pedestal wash had basin.

Outside

The front of the property has a dropped kerb allowing parking for 1 car. The superb rear garden approx 100' long has patio, lawn, pond, fully fenced boundaries & gated side access.

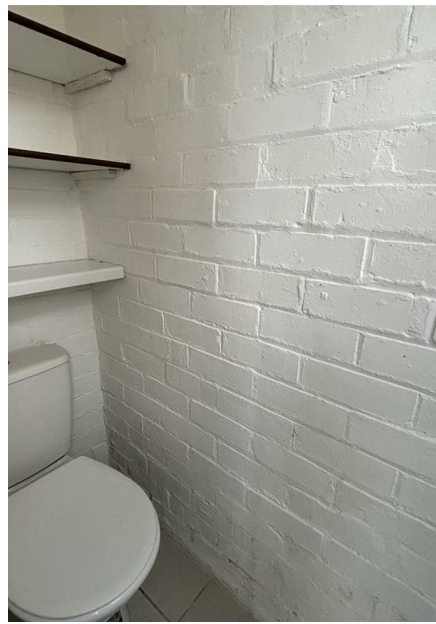
Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

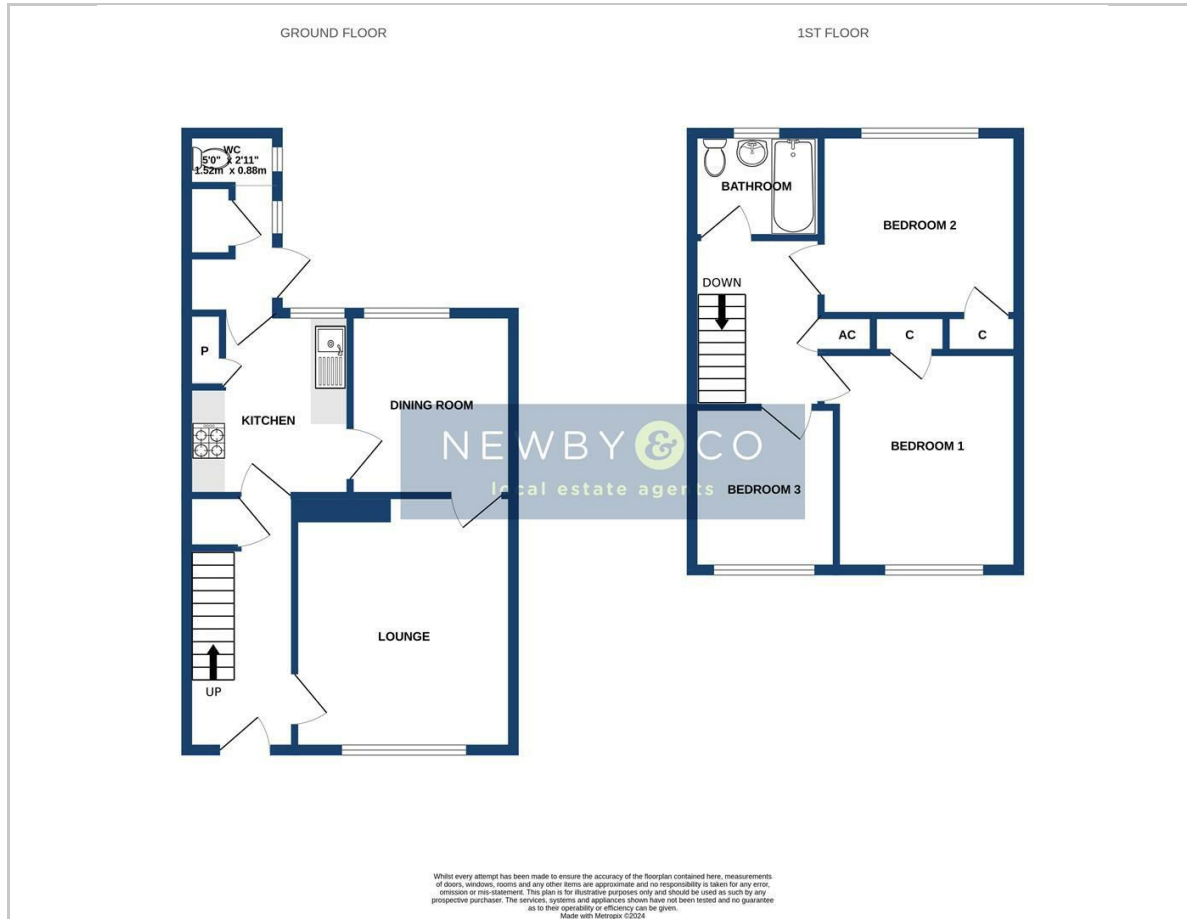
It has a Council Tax Band of A which means a charge of £1528 for tax year ending March 2025

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

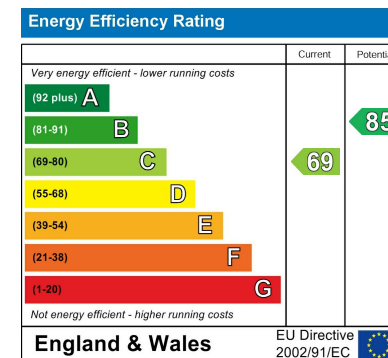
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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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



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local estate agents