



49 Overdale Avenue
Glenfield, LE3 8GQ

£395,000



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A well proportioned & carefully maintained 1964 built traditional 4 bedroom detached family home in much sought after non-estate residential location close to excellent schools and major road links. The property benefits from full gas central heating (Worcester combi boiler - 2013 & annually serviced), UPVC double glazing, intruder alarm, a really lovely cared for and loved house. The generous accommodation (extended in 1972) briefly comprises on the ground floor, entrance hall, lounge, extended dining room, fully fitted kitchen with appliances, pantry, rear lobby & wc. Upstairs, landing, 4 good sized bedrooms, fitted storage in 3, bathroom with contemporary white suite. A feature of this house is substantial storage areas - the garage, pantry, cupboard under the stairs, loft area (boxroom) on the first floor, boarded loft area in the roof space above the first floor, all the fitted furniture in the 3 main bedrooms. Well kept gardens to front & rear with open aspect to rear, extensive drive, integral garage, 80' private rear garden. Early viewing highly recommended. Freehold - no upward chain. Council tax band D

Entrance Hall

A welcoming entrance hall. UPVC double glazed entrance door, glazed side panel, radiator, neutral fitted carpet, stairs to first floor, under-stairs cupboard.

Lounge

14'11" x 11'11" (4.56m x 3.65m)

A delightful, generously sized living room facing the front of the property therefore getting plenty of morning sunshine from the East. UPVC double glazed large picture window to front, radiator, gas fire (not tested) set in a stone fireplace, neutral fitted carpet, coving to ceiling.

Dining Room

19'0" x 9'10" (5.81m x 3.01m)

A terrific extended dining room offering an abundance of space for large furniture. UPVC double glazed window to rear, radiator, neutral fitted carpet, coving to ceiling, UPVC double glazed sliding patio doors opening out to the rear gardens.

Kitchen

11'7" x 9'1" (3.54m x 2.79m)

UPVC double glazed window to rear. Well appointed with a range of base, drawer & eye level units, work surfaces, ceramic one-and-a-half bowl sink with mixer taps, built-in stainless steel oven & induction hob with integrated cooker hood, built-in under worktop freezer, integrated dishwasher. Pantry store with UPVC double glazed opaque window.

Rear Lobby

UPVC double glazed door to side, tiled floor, door to garage.

Cloaks/wc

UPVC double glazed opaque window to rear, a white suite comprising of wash hand basin, wc, tiled flooring.

First Floor: Landing

The landing gives access to all four bedrooms and the bathroom, neutral fitted carpet.

Bedroom One

14'11" x 11'11" (4.56m x 3.65m)

A really good sized main bedroom with an abundance of fitted storage. UPVC double glazed window to front, fitted carpet, built-in wardrobes, radiator.

Bedroom Two

11'7" x 11'11" (3.55m x 3.65m)

Another good sized double bedroom with an abundance of fitted storage. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

13'10" x 8'10" (4.23m x 2.70m)

Another bedroom with good storage. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes. Door to large L-shaped walk-in box room/loft.

Bedroom Four

11'3" x 7'4" (3.45m x 2.25m)

UPVC double glazed window to front, fitted carpet, radiator. Access to a substantial boarded loft area (with electric light) which is useful additional storage space.

Bathroom

8'2" x 7'0" (2.50m x 2.15m)

UPVC double glazed opaque window, chrome heated towel rail, tiled flooring, mainly tiled walls with quality modern natural tiled walls. Fitted with a modern white suite comprising of a panelled bath with relatively new (installed approx July 2024) good quality mains Mira shower over, glass screen, wash hand basin, wc, airing cupboard.

Outside

The property is well set back from the road, the front garden has lawn, shrubs, flower beds, trees, walled boundary. Tarmac driveway providing parking for 3 cars leading to integral garage. The West facing rear garden is approx 80' with open fields to rear. A well established & beautifully kept garden with extensive lawns, borders, external water tap, external power socket, fully fenced boundaries and gated side access. High quality timber summerhouse repainted with an appropriate outdoor paint in order to preserve the wood in August 2024.

Integral Garage

18'8 x 8'10 (5.69m x 2.69m)

Integral garage (18'8 x 8'10) with up & over door, light & power, housing Worcester combi boiler, UPVC window to side.

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.

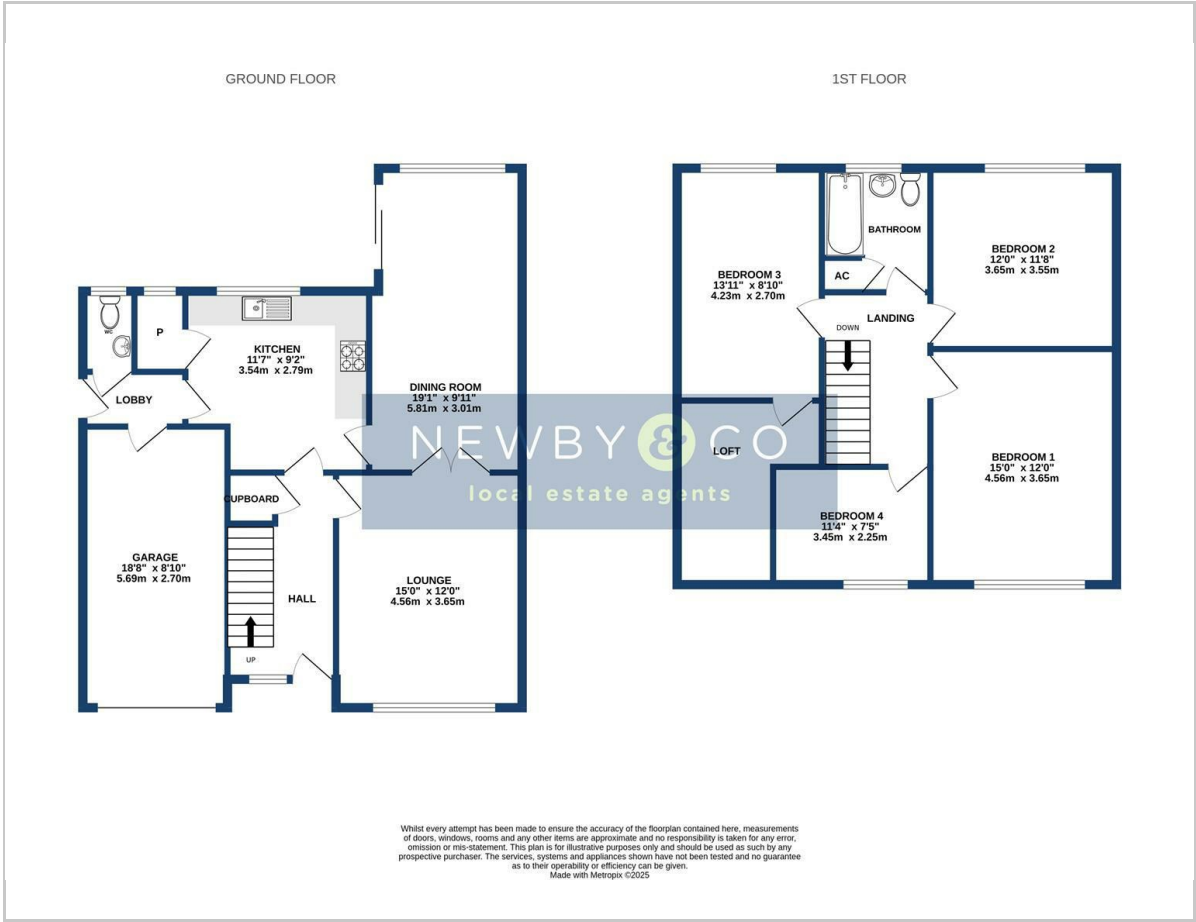
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

Vendor's View

A note from the seller: We have found the house to be conveniently located between Glenfield, Groby (village 1 mile away) and Anstey. Plus easy access to the M1 and Fosse Park, the city centre, and Bradgate Park area. We have enjoyed the fields at the back of the house. The back of the house faces West and there are often stunning sunsets in the skies over the fields on a clear evening.



Floor Plan

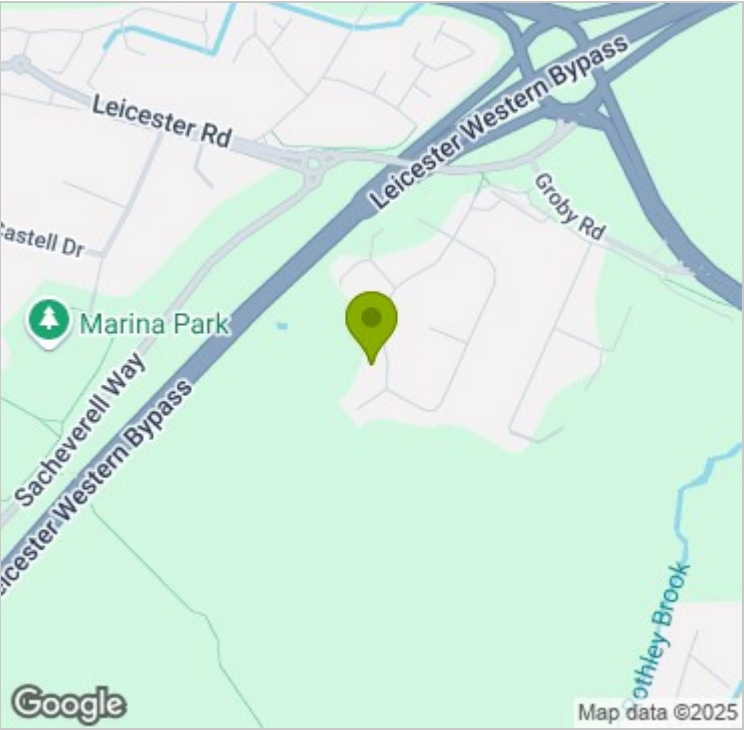


Viewing

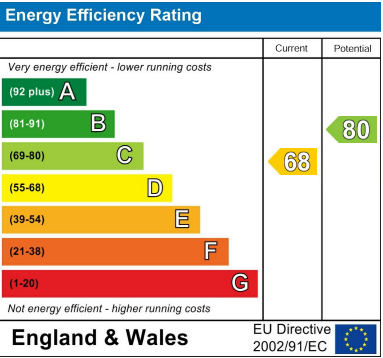
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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