



23 Overseal Road
New Parks, LE3 6LX

£245,000



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New Parks, Leicester, LE3 6LX

Brick built traditional 4 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 (6 year old Baxi combi boiler), UPVC double glazing. The accommodation briefly comprises on the ground floor, entrance hall, lounge, kitchen-diner. Upstairs, landing, 4 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, vinyl plank effect flooring, carpeted stairs to first floor, under stairs cupboard housing gas & electric meters.

Lounge

14'1" x 13'9" (4.30m x 4.21m)

A generous sized living room at the front of the property. UPVC double glazed bow window to front, neutral fitted carpet, electric fire set in fireplace, coving to ceiling, radiator

Kitchen-Diner

20'7" x 10'8" (6.28m x 3.26m)

A good sized kitchen-diner with ample space for a large table and chairs. UPVC double glazed window and door to rear in the kitchen area plus a set of UPVC double glazed French doors in the dining area opening out to the rear patio. Two radiators including an upright designer rad. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, one-and-a-half bowl sink unit with mixer taps. Integrated dishwasher and washing machine.

Utility Area

Formed from single brick outbuilding and wc.

First Floor: Landing

Fitted carpet, built-in recessed storage cupboard. Access to loft.

Bedroom One

14'11" x 9'4" (4.55m x 2.86m)

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

Bedroom Two

12'4" x 9'6" (3.76m x 2.90m)

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

Bedroom Three

9'6" x 9'2" (2.90m x 2.80m)

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

Bedroom Four

9'4" x 8'7" (2.85m x 2.62m)

UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard housing Baxi combination boiler.

Bathroom

5'10" x 5'5" (1.78m x 1.66m)

UPVC double glazed window, chrome heated towel rail, fully tiled walls, fitted with a white suite comprising of panelled shaped shower bath with twin head shower over and a glass screen, vanity wash hand basin, wc.

Outside

The front of the property has a driveway for the parking of 2 average sized cars side-by-side with a hedge to the side.

The superb private rear garden is approx 100' long with paved patio, lawn, decking, fenced boundaries, external water tap. Shared access with no. 25.

Local Authority & Council Tax Information LCC

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

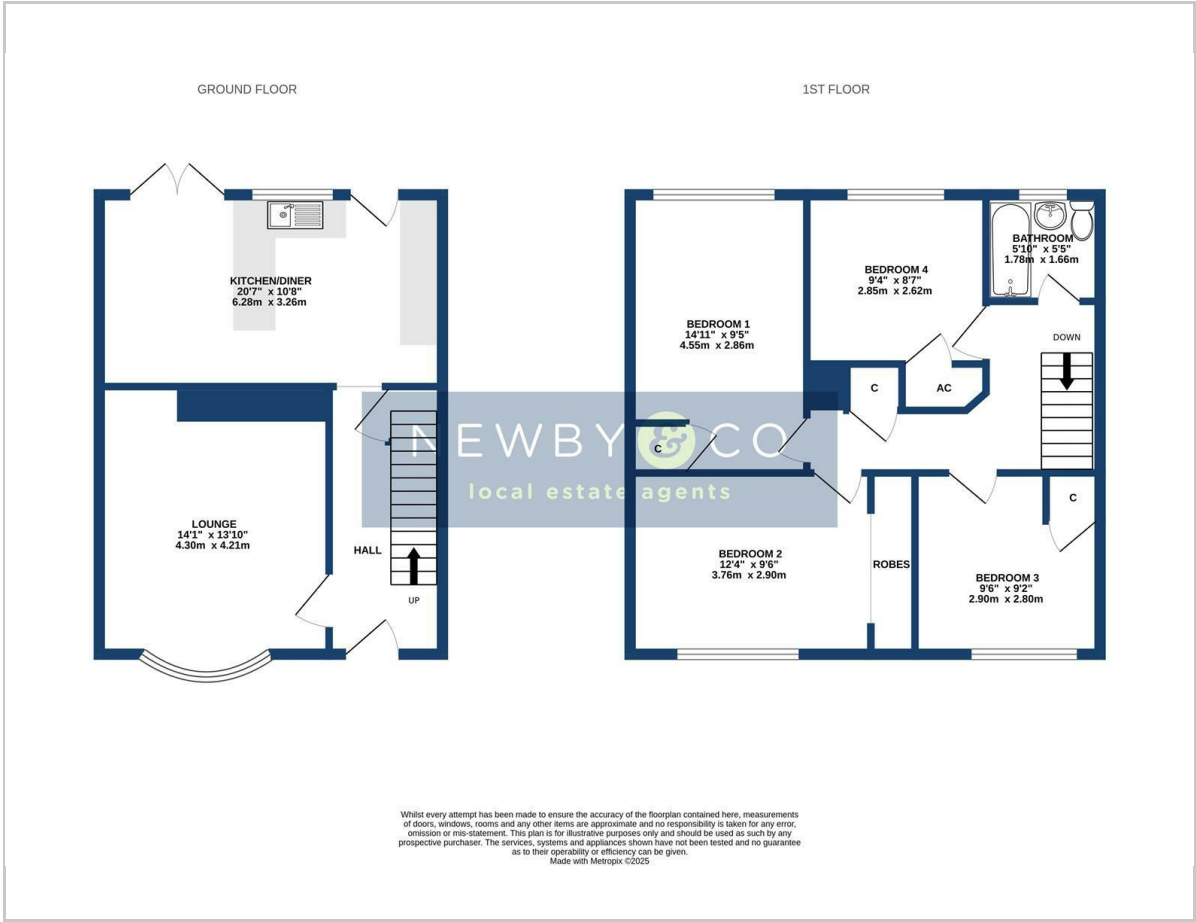
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

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

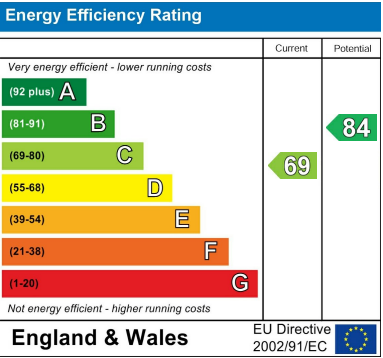
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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