



3 Overdale Close
Glenfield, LE3 8GR
£350,000

2 2 1 D

3 Overdale Close

Glenfield, Leicester, LE3 8GR

A particularly spacious 2 bedroom detached bungalow built 1964 in prime residential location with open aspect over fields to rear and close to local amenities, good schools and major road links. This well maintained property benefits from full gas central heating, double glazing, pvc fascia. The spacious accommodation comprises entrance hall, 20' lounge-diner, kitchen with appliances, 2 good sized bedrooms with a wealth of storage, en-suite shower room & main bathroom. Gardens to front and rear, driveway & garage. Freehold - no upward chain! Council tax band D. Early viewing highly recommended.

Entrance Hall

Double glazed entrance door, solid wood flooring, radiator.

Lounge-Diner

19'10" x 16'9" (6.06m x 5.11m)

A quite splendid and spacious lounge-diner with dual aspect from three large windows. UPVC double glazed bow window to front, two UPVC double glazed windows to side, neutral oatmeal fitted carpet, two radiators, gas fire set in attractive composite stone fireplace, coving to ceiling.

Inner Lobby

A useful extra room in the centre of the bungalow in between the lounge & the rear facing rooms. Access from this room leads to the spacious loft room which has a double glazed skylight, built in cupboard, wc, wash hand basin, extractor fan.

Breakfast- Kitchen

13'3" x 11'9" (4.05m x 3.60m)

A generous and well appointed breakfast-kitchen. Double glazed window to rear, fitted with a modern range of base, drawer & eye level units, work surfaces, one-and-a-half bowl stainless steel sink with mixer taps, range cooker with dual ovens and ceramic hob, large extractor hood, integrated dishwasher and integrated fridge/freezer. The kitchen has ample space for a table and chairs, radiator supplemented by kick space plinth heater, coving to ceiling, spotlights.

Utility Lobby

UPVC double glazed door to side.

Bedroom One

20'11" x 10'2" (6.38m x 3.11m)

A tremendous extended master bedroom suite with a wealth of storage and en-suite shower room. Double glazed sliding patio doors to rear garden and double glazed window to side. Neutral fitted carpet, two radiators, coving to ceiling, spotlights, an extensive range of fitted wardrobes.

En-suite Shower Room

Double glazed opaque window, chrome heated towel rail, fully tiled walls, spotlights to ceiling, extractor fan, shower cubicle, mains shower, vanity wash hand basin, wc.

Bedroom Two

12'11" x 8'11" (3.95m x 2.72m)

UPVC double glazed to side, radiator, laminate flooring, pelmet lighting. This room has the flexibility to be used for a number of purposes but makes a generous double bedroom.

Bathroom

8'7" x 5'10" (2.62m x 1.78m)

UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls, spotlights to ceiling, extractor fan, panelled spa bath, pedestal wash hand basin, wc. Full height cabinet with mirrored doors.

Outside

The property is well set back from the road with a driveway providing parking for 2 cars leading to a single garage.

The neat and tidy front garden is designed with ease of maintenance in mind being mainly gravelled with shrubs, bushes and a low wall to the boundary.

The rear garden is approx 60' long with the benefit of open aspect over fields to the rear. Paved patio, gravelled areas, shrubs and small trees. Fully fenced boundaries, gated side access and a timber summerhouse.

Garage

17'8" x 8'10" (5.40m x 2.70m)

With electric roller shutter door, central heating boiler, door and window to side, meter cupboards.

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 £2,452.38 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to recalculate 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

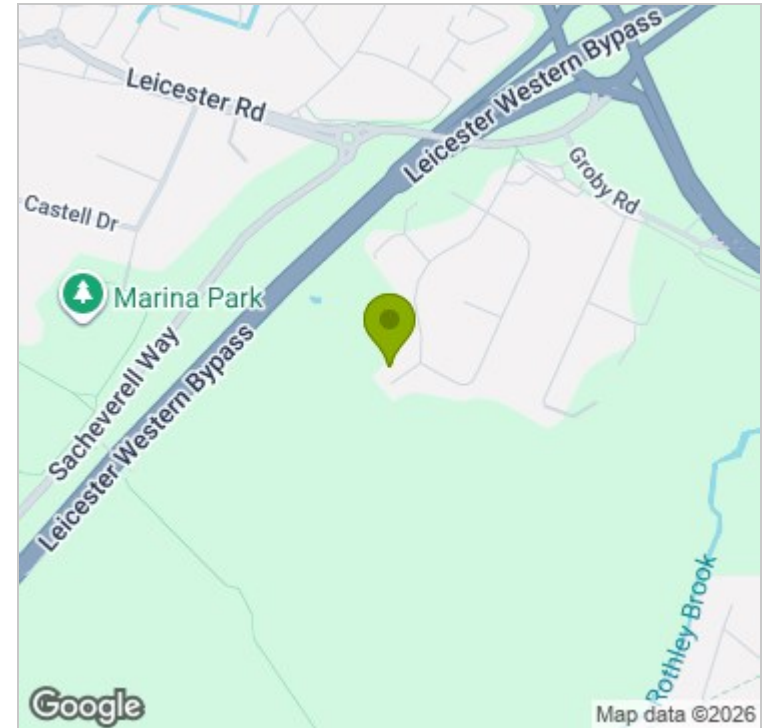


Viewing

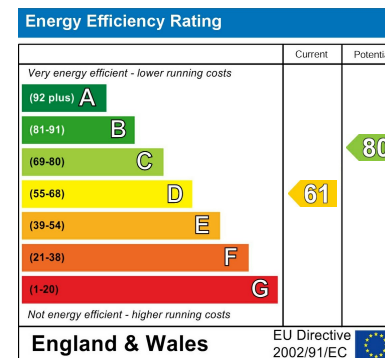
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents