



22 Overdale Avenue  
The Brantings, LE3 8GP

£272,000





## 22 Overdale Avenue

The Brantings, Glenfield, LE3 8GP

A delightful traditional double bay fronted 3 bed semi-detached family home in prime non-estate location close to good road links & local amenities. The property has been maintained & improved to an excellent standard with sympathy to the original 1930's character. Full gas central heating with Worcester combi boiler fitted 2020 & recently serviced, UPVC double glazing, tastefully decorated throughout with many characterful features. The spacious accommodation comprises on the ground floor entrance hall, cloaks/wc, lounge, recently re-fitted kitchen-diner with mainly Neff appliances. Upstairs, landing, 3 bedrooms, shower room. 60' South-East rear garden, driveway & garage. Early viewing highly recommended! EPC Band C

### Entrance Hall

A generously sized and welcoming entrance hall. Attractive herringbone style tiled flooring. Hardwood entrance door with three glazed panels. Staircase to first floor, UPVC double glazed window to side, radiator, small under stairs store.

### Cloaks/wc

Situated off the hallway in a former understairs area is a useful downstairs toilet. Wash hand basin, wc.

### Lounge

14'4" x 12'7" (4.39m x 3.85m)

A cosy yet spacious main reception room with a dramatic 6 pane UPVC double glazed bay window to front, attractive herringbone style tiled flooring, radiator, picture rails, "log burner" style electric fire (subject to negotiation) set in exposed painted brick chimney breast.

### Kitchen-Diner

19'1" x 12'9" (5.83m x 3.91m)

A really impressive open-plan kitchen diner with an abundance of light from two large windows & French doors and a modern fitted kitchen, remodelled in 2020 including mainly Neff appliances.

The kitchen has two UPVC double glazed windows to rear & side, fitted with a modern range of base, drawer and eyelevel units, Quartz worktops and upstands. One-and-a-half bowl stainless steel sink with mixer taps, Neff fan-assisted double electric oven, induction hob and ceiling set recirculating hood. There is also a Neff fridge freezer, Neff dishwasher & Bosch washing machine all integrated and included in the sale. Laminate floor, two radiators, spotlights to ceiling and in the ample dining area UPVC double glazed French doors to rear garden.

### 1st Floor: Landing

UPVC double glazed opaque window to side, fitted carpet.

### Bedroom One

15'4" x 11'5" (4.68m x 3.48m)

UPVC double glazed bay window to front, radiator, fitted carpet, two sets of built-in wardrobes either side of chimney breast.

### Bedroom Two

12'1" x 11'1" (3.70m x 3.40m)

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

### Bedroom Three

8'10" x 7'9" (2.71m x 2.38m)

UPVC double glazed window to front, radiator, fitted carpet, spotlights to ceiling, airing cupboard housing Worcester Combi boiler fitted in 2020 & recently serviced.

### Shower Room

6'7" x 6'2" (2.03m x 1.89m)

UPVC double glazed opaque window to side, radiator, fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc.

### Outside

To the front of the property is an open plan garden area and driveway. The driveway continues down the side of the property providing in total space for three to four cars. There is a large sectional garage.

To the rear of the property is an approx 60' South-East facing rear garden with patio, mainly gravelled hard landscaping with beds and borders, fully fenced boundaries and a timber summerhouse.

### 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](http://blaby.gov.uk))

It has a Council Tax Band of C which means a charge of £2109.49 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.

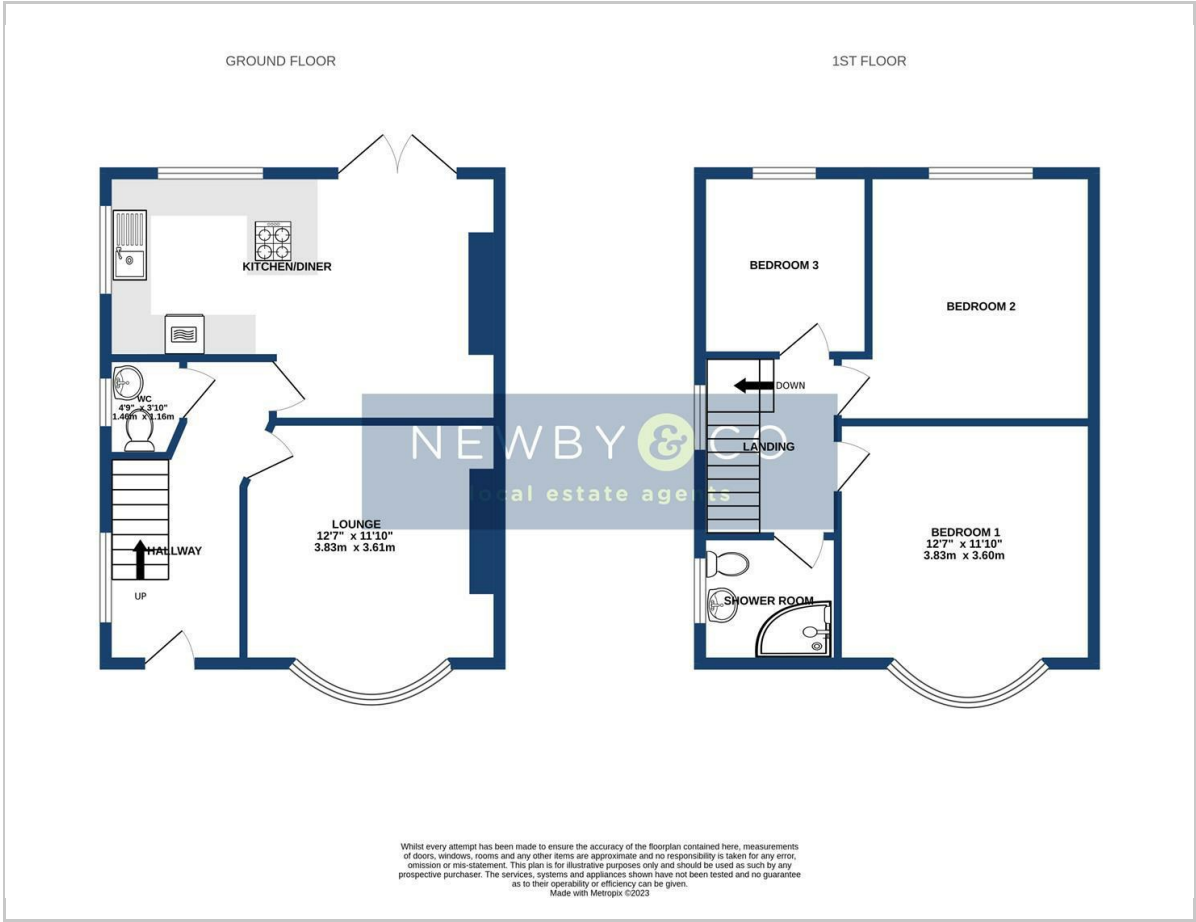
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

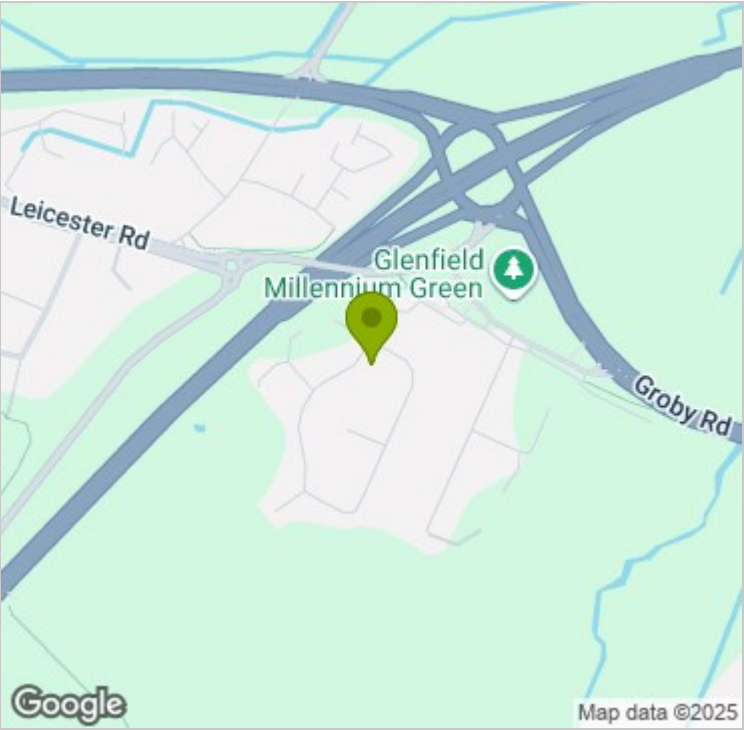


Viewing

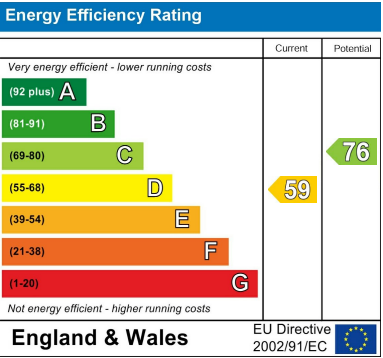
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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