

25 PINE TREE AVENUE

HUMBERSTONE, LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES

25 Pine Tree Avenue

Humberstone
Leicester

A deceptively spacious and largely extended, detached five bedroom family home which has been beautifully presented by the current owners.

Recessed porch | entrance hall | front reception room | living kitchen | rear reception room | conservatory | cloakroom | five bedrooms | two en-suites | family bathroom | driveway | single garage | lawned rear gardens | workshop | shed | EPC - C

LOCATION

Humberstone is located approximately three miles north east of Leicester city centre, providing excellent access to the professional quarters and mainline railway station, as well as local day-to-day shopping along the nearby Uppingham Road and the Tesco superstore in nearby Hamilton.

ACCOMMODATION

The property is entered via a recessed porch with uPVC double glazed front door into an entrance hall housing the stairs to the first floor, a useful cloaks cupboard and having oak flooring and a uPVC double glazed window to the front. The front reception room has a uPVC double glazed bay window to the front elevation. The living kitchen has a good range of beech effect eye and base level units and drawers, a breakfast bar, a polycarbonate one and a quarter bowl sink with swanneck mixer tap over, a Rangemaster professional double oven and grill with five-ring gas hob, halogen hotplate and canopy extractor unit over, integrated fridge and dishwasher, cast iron log burner, a light pod and uPVC double glazed door to the rear elevation. A utility room provides a range of eye level units, plumbing for automatic washing machine, space for condenser dryer and access to the garage. The rear reception room has a contemporary gas fire, beech flooring and double doors and windows leading to the conservatory of brick and uPVC construction with double doors to the rear garden.

A side lobby with a door to the side elevation leads to a ground floor WC providing a white two piece suite comprising low flush WC and wash hand basin with cupboards under, uPVC double glazed window to the side elevation.

The first floor landing houses a useful built-in storage cupboard, has a uPVC double glazed window to the front elevation and leads to the master bedroom which has two built-in wardrobes, two uPVC double glazed windows to the rear elevation and an en-suite bathroom having a white four piece suite comprising a low flush WC, wash hand basin, Jacuzzi bath, a double shower cubicle and a uPVC double glazed window to the side elevation. Bedroom two has built-in wardrobes, a cast iron fireplace and a uPVC double glazed window to the front elevation. Bedroom three has built-in wardrobes, a uPVC double glazed window to the side elevation and an en-suite shower room with a white three piece suite comprising a low flush WC, pedestal wash hand basin and shower. Bedroom four has a uPVC double glazed window to the front elevation. Bedroom five has a cast iron fireplace and uPVC double glazed windows to the front and side elevations. The family bathroom has a white four piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and shower cubicle, a heated towel rail, and a uPVC double glazed window to the rear elevation

OUTSIDE

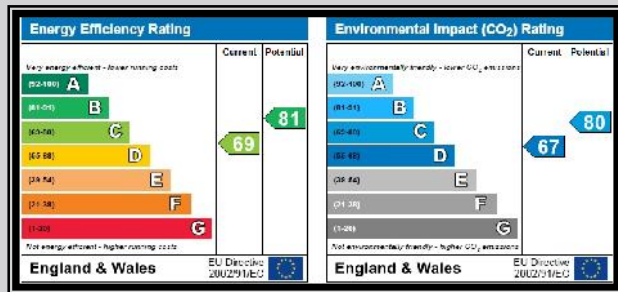
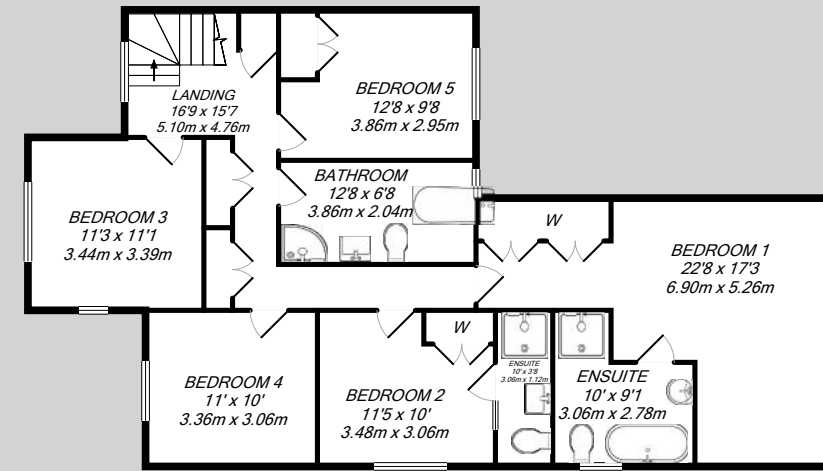
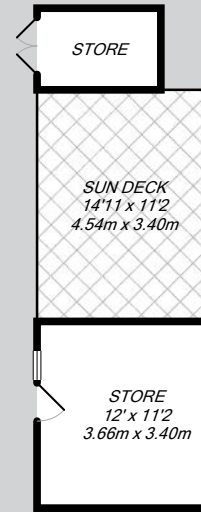
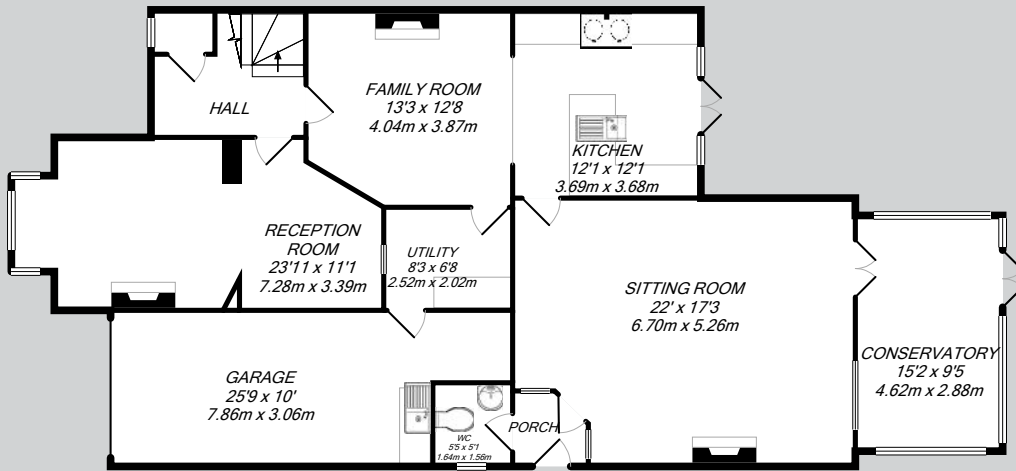
To the front of the property is a large block paved driveway with raised beds providing access to a single garage and side access to deep, rear gardens with blocked paved patio areas, a lawned area and to the rear of the plot a seating area adjacent to a workshop and timber shed.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road, bearing left at the Shell Trocadero petrol station, turn left onto Tennis Court Drive and immediately right into Pine Tree Avenue where the property can be located some way up on the right hand side.







25 Pine Tree Avenue, Humberstone, Leicester LE5 1AL

Total Approximate Gross Internal Floor Area = SQ FT / SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.