



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Pine Tree Avenue**  
Humberstone, Leicester

**£355,000**

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\*\*\*NO CHAIN\*\*\*

A 3 Bedroom Extended Semi - Detached House located in the sought after area of HUMBERSTONE. Situated within close proximity to an array of amenities on UPPINGHAM ROAD, this property would make an ideal family home. In brief the property comprises of an entrance hallway, lounge, dining room, kitchen / diner, downstairs w/c, three bedrooms and a bathroom. This property further benefits from a large garden with off road parking to the rear, uPVC double glazing and gas central heating.

Viewings by appointment only

## GROUND FLOOR

**ENTRANCE HALL** Laminated flooring, staircase to first floor, radiator.

**LOUNGE** 14' 0" x 12' 1" (4.29m x 3.69m)  
Laminated flooring, radiator, double glazed window facing front aspect.

**DINING ROOM** 12' 2" x 11' 10" (3.71m x 3.61m)  
Laminated flooring, radiator, opening to kitchen / diner

**KITCHEN / DINER** 11' 10" x 19' 0" (3.63m x 5.80m) Wall and base units with worktops over, sink with mixer and spring neck tap, integrated electric hob with oven and extractor hood, space for washing machine, kitchen island / breakfast bar area with pendant lighting, tiled flooring, partly tiled walls, sliding door to rear garden, spotlights, double glazed window facing rear aspect.



**DOWNSTAIRS WC** Laminated flooring, w/c, wash hand basin, storage cupboard, double glazed window facing side aspect.

## FIRST FLOOR

**BEDROOM** 12' 10" x 11' 10" (3.93m x 3.62m)  
Laminated flooring, storage cupboard, radiator, double glazed window facing rear aspect.

**BEDROOM** 14' 1" x 11' 10" (4.31m x 3.62m)  
Laminated flooring, radiator, double glazed





window facing front aspect.

**BEDROOM** 9' 4" x 7' 8" (2.85m x 2.34m)  
Laminated flooring, radiator, double glazed window facing front aspect.

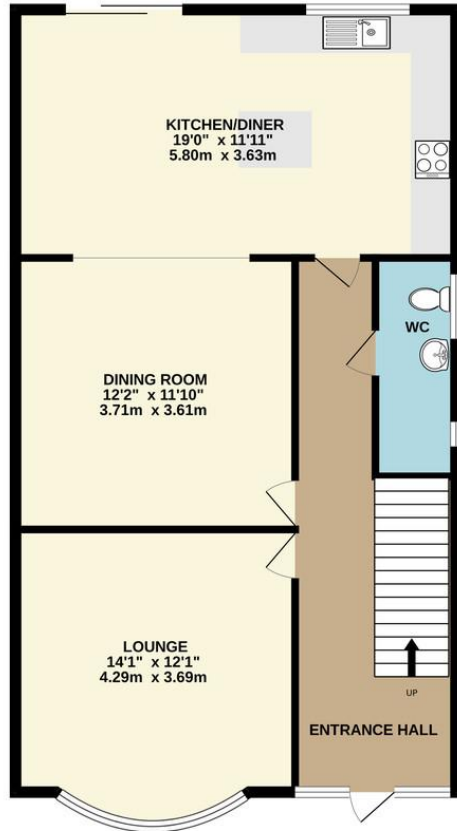
**BATHROOM** Fully tiled, w/c, wash hand basin with mixer tap and vanity units, bathtub with shower overhead, radiator, double glazed window facing rear aspect.

**OUTSIDE** To the front of the property is a front garden with hedges and low brick wall surround. To the rear of the property is a large garden with wooden fence surround. Off road parking is also available at the rear end of the garden with access via a side road / shared driveway

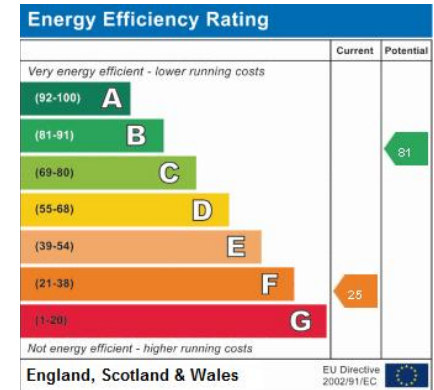
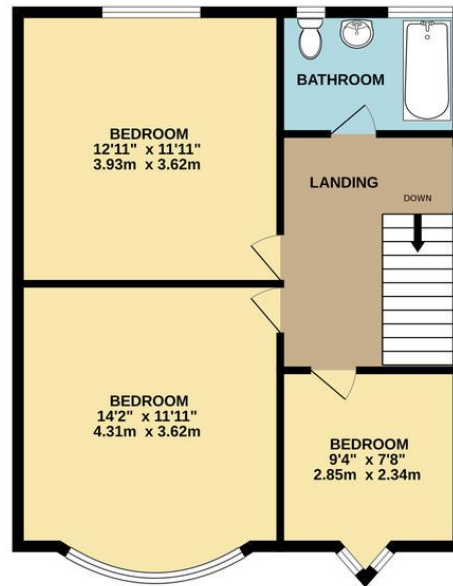
**COUNCIL TAX BAND - C**



GROUND FLOOR



1ST FLOOR



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**OPENING HOURS**  
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