

FOR SALE



**PINE TREE AVENUE
HUMBERSTONE
LEICESTER
LE5 1AJ**

£375,000

FEATURES

- No chain
- Extended Semi Detached House
- Many local amenities nearby
- Kitchen / Diner
- Driveway + integral garage
- Freehold
- Sought after location
- 3 Bedrooms
- Through Lounge
- Spacious garden



3 Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Laminate flooring, radiator, door leading to integral garage, staircase to first floor

THOUGH LOUNGE

22'8" x 10'0"

Carpeted, x2 radiators, sliding patio door leading to garden, uPVC double glazed bay window

KITCHEN / DINER

19'9" x 14'9"

Wall and base level units and drawers having round edged worktops over, sink with drainer and mixer tap, integrated 5 ring gas hob with extractor hood, built-in oven / grill, space for fridge / freezer, space for dining table, plumbing for washing machine, tiled flooring, radiator, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

BATHROOM

WC, wash hand basin, bathtub with electric shower overhead, tiled flooring, tiled walls, radiator, skylight window

GARAGE

With lighting, double garage doors leading to front and wooden door leading to rear garden

FIRST FLOOR

BEDROOM 1

10'11" x 8'7"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

10'11" x 10'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'8" x 7'1"

Carpeted, radiator, storage space, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap, corner shower cubicle, radiator, lino flooring, tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway leading up to the integral garage. To the rear of the property is a spacious garden mainly laid to lawn with wooden fences and trees surround. There is the added benefit of a slabbed patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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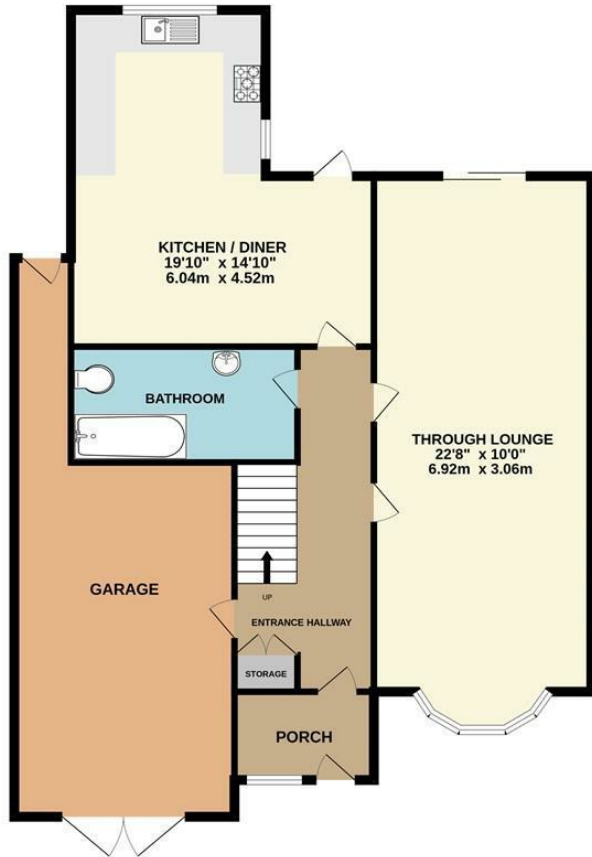
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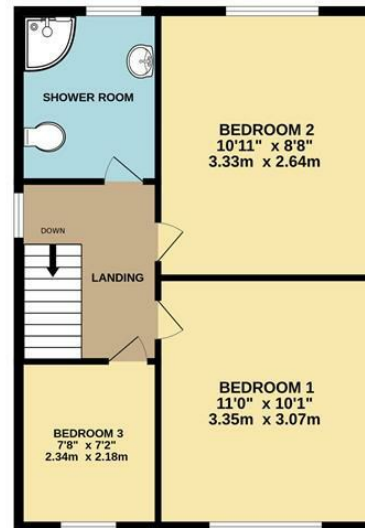
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS