

FOR SALE



PINE TREE AVENUE,  
HUMBERSTONE,  
LEICESTER,  
LE5 1AJ

£349,950

FEATURES:

- No Chain
- Popular Location
- Extended Semi - Detached House
- Lounge
- Kitchen / Diner
- Freehold
- Recently refurbished
- Three Bedrooms
- Dining Room
- Rear Garden with off road parking to rear



 **SETHS**

# 3 Bedroom Semi Detached House in Leicester

## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring, staircase to first floor, radiator.

### LOUNGE

14'1" x 12'1"

Laminate flooring, radiator, uPVC double glazed bay window facing front aspect.

### DINING ROOM

12'2" x 11'10"

Laminate flooring, radiator, opening to kitchen / diner

### KITCHEN / DINER

11'11" x 19'0"

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, uPVC double glazed window facing rear aspect.

### DOWNSTAIRS WC

Laminate flooring, w/c, wash hand basin, storage cupboard, uPVC double glazed window facing side aspect.

## FIRST FLOOR

### BEDROOM 1

14'2" x 11'11"

Laminate flooring, radiator, double glazed bay window facing front aspect.

### BEDROOM 2

12'11" x 11'11"

Laminate flooring, airing cupboard, radiator, uPVC double glazed window facing rear aspect.

### BEDROOM 3

9'4" x 7'8"

Laminate flooring, radiator, uPVC 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, uPVC 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 a decking area and wooden fence surround. Off road parking is also available at the rear end of the garden with access via a side road / shared driveway

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

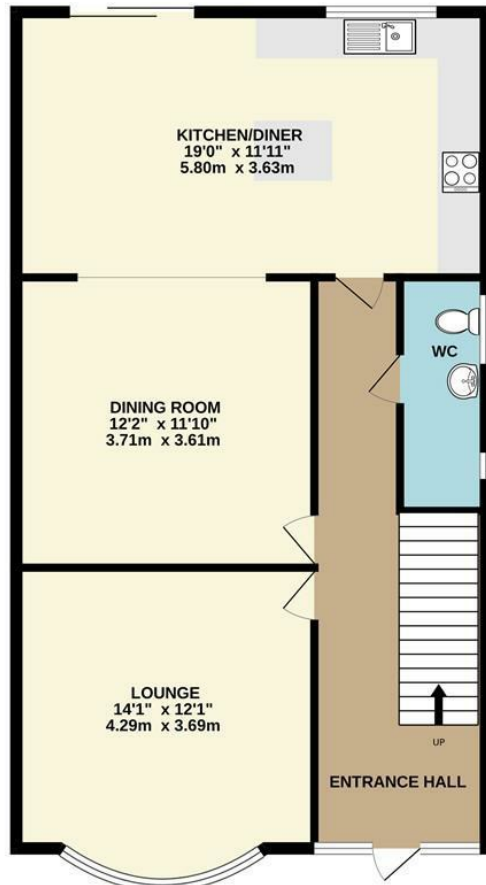
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

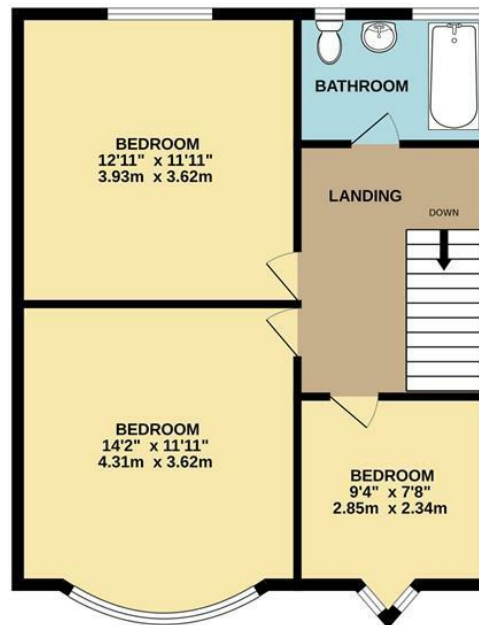


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GROUND FLOOR



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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Council Tax Band

**C**

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>47</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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**