

## FOR SALE

**7A Pine Tree Avenue  
Humberstone  
Leicester  
LE5 1AL**

- Spacious detached
- 3 double bedrooms
- Extended & refurbished
- Well presented
- Ample off road parking



**OFFERS OVER: £235,000**



**Kal Sangra - Shonki Brothers Ltd** are pleased to offer this deceptively spacious detached family home which has recently been extended and refurbished to provide well presented accommodation. The property is located in an established and sought after residential area in Humberstone, just off Uppingham Road and benefits from good bus routes into the city centre and excellent amenities nearby, making it an ideal family home. Briefly the property comprises of entrance porch, hallway, cloakroom, through lounge/diner, breakfast kitchen, three double bedrooms, bathroom and separate w.c. Externally there is ample off road parking and rear garden with brick built outhouse.

### **Directional Note:**

Proceed out of Leicester via A47 Humberstone Road, continue on Uppingham Road passing the parade of shops on either side of the road. At the traffic lights bear left on to Scraftoft Lane, immediate left onto Tennis Court Drive and slight right onto Pine Tree Avenue where the property can be located on the right hand side.

**Large Entrance Porch:**

Having UPVC double glazed French doors, laminate flooring, door to cloakroom and leading to:

**Entrance Hall:**

Stairs leading to first floor landing with storage cupboard below, radiator and cupboard housing the meters and alarm panel.

**Lounge/Diner - 29' 10" x 12' 3" (9.09m x 3.73m):**

Having double glazed windows to front and rear elevations, wall mounted gas fire, radiator, television point, telephone point, coving and LED spot lights.

**Extended Breakfast Kitchen - 20' 6" into recess x 14' 3" (6.25m into recess x 4.34m):**

Having double glazed windows to the rear elevation and double glazed door to side leading to the rear garden. The kitchen is fitted with wall and base units with work surfaces over to tiled splash backs, stainless steel one and a half bowl sink and drainer, gas cooker point, cooker hood, plumbing for washing machine and dishwasher, breakfast bar, Worcester Bosch combi boiler and radiator.

**First Floor Landing:**

With stairs leading from the hall, double glazed window to side, radiator and loft access.

**Bedroom One - 10' 6" x 9' 11" (3.20m x 3.02m):**

Double glazed window to rear elevation, carpet, radiator and electric sockets.

**Bedroom Two - 12' 3" x 11' 8" (3.73m x 3.56m):**

Double glazed window to front elevation, carpet, radiator and electric sockets.

**Bedroom Three - 13' 6" x 6' 11" (4.11m x 2.11m):**

Double glazed window to front elevation, fitted wardrobes, carpet, radiator and electric sockets.

**Bathroom:**

Having double glazed window to rear elevation, bath with mixer tap and overhead shower, wash hand basin, low level w.c., fully tiled walls, laminate flooring and radiator.

**Separate W.C:**

Having double glazed window to rear elevation, low level w.c., wash hand basin and radiator.

**Outside:**

To the front of the property there is ample off road parking with side access leading to rear garden which is mainly paved and has a brick built outbuilding with uPVC door and two double glazed windows.

**Services:**

The services, fittings and appliances (if any) have not been tested by the agents.

**Council Tax:**

The property falls within Council Tax Band 'D' which is £1,512.28 for the year 2014/15.

**Note:**

The client may be prepared to consider a part exchange on this property for another property in the Uppingham Road/Scraptoft Lane area.

**Energy Performance Certificate:**

Band E, Rating 41.

**Viewing:**

By appointment through the selling agents.

**Important Information:**

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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**Health & Safety:**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.