

Holdings

A Modern Estate Agent



26 Pine Tree Avenue

Groby, Leicester, LE6 0EQ

Guide price £395,000



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Upon entering the property, to the right-hand side, you are greeted with a downstairs office space that is both functional and versatile. The office can easily accommodate a desk and chair and features a window to the side aspect, providing natural light. Additionally, there is access to the single garage through a door in the office. Moving through the hallway, the stairs lead up to the first-floor accommodation, passing two storage cupboards and a convenient downstairs w.c. with a low-level flush w.c. and a washbasin.

To the right of the hallway is the lounge, which makes a great space for all the family to enjoy. The lounge now boasts a window on the right aspect, a door leading to the kitchen/diner at the rear, and a wall-mounted dual-fuel fire. The open-plan kitchen/diner at the rear of the property has also been modernised to include doors opening out to the rear garden and two Velux windows that flood the space with natural light. The kitchen features modern fittings, including a range of base and wall-mounted storage units, a built-in oven and hob, and a dishwasher. Adjacent to the kitchen/diner is the utility room, equipped with a built-in fridge freezer, space for a washing machine, a sink, and a window to the side aspect.

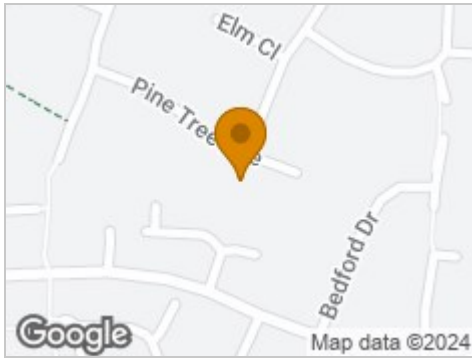
On the first floor, there are three bedrooms and the family bathroom. The master bedroom, positioned at the rear of the property, includes an en-suite shower room and a walk-in wardrobe. The first floor is completed by a family bathroom with a panelled bath, a shower over it, a washbasin, and a low-level

flush w.c.

The rear of the property features a private enclosed garden with a lawn area, paved seating, and a wooden playhouse for children. To the front of the property, there is off-road parking for multiple vehicles and access to the storage garage through an up and over door.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

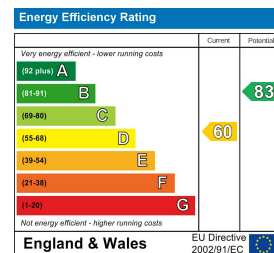
Pine Tree Avenue, Groby
Internal Square Footage: 1055 sq.ft

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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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