



Pine Tree Avenue, Humberstone
Leicester

Guide Price
£600,000



Bedrooms: 5 | Bathrooms: 3 | Receptions: 1

Accommodation;

A welcoming entrance porch leads into a particularly impressive reception lobby, immediately showcasing the quality and attention to detail found throughout. The spacious living room provides a comfortable and versatile reception space, while zonal underfloor heating runs throughout the ground floor. A striking glass balustrade staircase alongside a beautifully finished, fully tiled shower room.

At the rear, the property opens into a stunning open-plan kitchen and living space, undoubtedly the centrepiece of the home. The kitchen is fitted with an extensive range of premium units, high-end integrated appliances and quality finishes, while large bifold doors open across the rear elevation, filling the room with natural light and creating a seamless connection with the garden. The layout is equally suited to relaxed family living and entertaining. A separate utility room provides valuable additional storage and practicality.

The first floor provides four well-proportioned bedrooms, all finished to an excellent standard, together with a spacious landing and a luxurious family bathroom. The bathroom is fully tiled and finished with the same attention to detail evident throughout the rest of the property.

The second floor is dedicated to an impressive loft conversion, creating a superb principal bedroom suite. With excellent ceiling height, generous proportions and a beautifully appointed en-suite shower room, this is a private and luxurious retreat that makes excellent use of the additional space.

The buyer of this home has the opportunity to choose flooring for the first and second floors, including stairs and landings.

The professionally landscaped rear garden is private, low maintenance and not overlooked, providing an excellent outdoor extension of the living space. The front of the property has also been landscaped and benefits from a generous driveway, while the garage is fitted with an electric roller door and useful rear access.

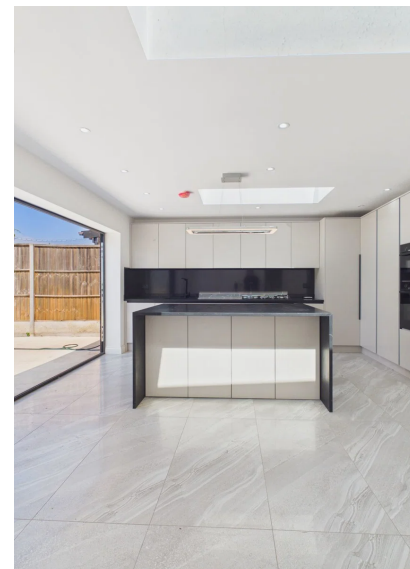
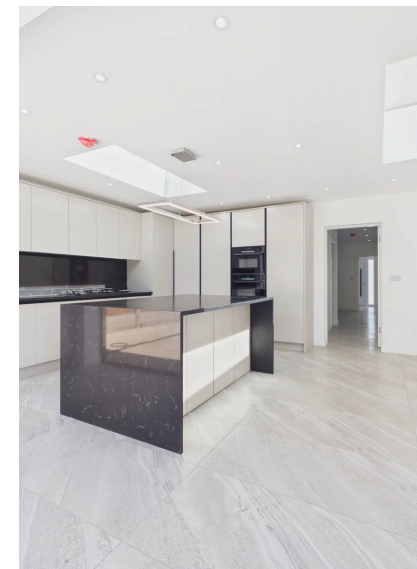
Location;

Pine Tree Avenue has long been regarded as one of Humberstone's most sought-after residential addresses, appreciated for its wide, tree-lined setting and collection of attractive period homes. The property enjoys a highly convenient position within easy reach of Uppingham Road, where an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities can be found. Frequent public transport links provide swift access into Leicester city centre, while a number of highly regarded schools, parks and recreational facilities are all close at hand, making this an exceptional location for families.

Disclaimer;

Please note that some photographs have been virtually stage.





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