

Pine Tree Avenue, Humberstone

Leicester

Offers Over

£600,000



Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 3

Occupying an enviable position along the prestigious, tree-lined Pine Tree Avenue, this exceptional 1930s detached residence presents a rare opportunity to acquire a beautifully extended family home of remarkable scale, timeless character and outstanding outdoor space. Set behind a generous frontage and nestled within one of Humberstone's most desirable residential addresses, the property effortlessly combines the charm of its original era with the versatility demanded by modern family living.

A welcoming entrance hall sets the tone for the accommodation beyond, where original proportions and an abundance of natural light create an immediate sense of warmth and elegance. The principal sitting room is a wonderfully inviting space, centred around family life yet equally suited to entertaining, with generous dimensions allowing for a variety of furniture arrangements. Complementing this is a second reception room, currently offering excellent flexibility as either a home office, snug or additional sitting room, making it ideal for those working from home or requiring adaptable living space.

At the heart of the home lies the spacious breakfast kitchen, thoughtfully designed to cater for both everyday living and social occasions. Offering an excellent range of cabinetry, extensive preparation space and room for informal dining, it is a naturally sociable environment where family and friends can gather. A separate formal dining room provides the perfect setting for entertaining, celebrations and more intimate evening meals, creating an effortless flow between the principal reception spaces.

Completing the ground floor is a contemporary shower room together with internal access to the garage, which offers excellent storage or presents exciting potential for future conversion, subject to the relevant permissions.

Ascending to the first floor, the sense of space continues with five generously proportioned bedrooms arranged around a spacious landing. The impressive principal bedroom enjoys the luxury of its own private en-suite shower room, creating a peaceful retreat away from the main family accommodation. The remaining bedrooms are all of excellent proportions, perfectly suited to family members, guests or additional home working space, and are served by a spacious family bathroom.

Outside, the property is approached via a substantial driveway providing extensive off-road parking for multiple vehicles, while the mature frontage and attractive setting further enhance the home's commanding presence.

The rear garden is undoubtedly one of the property's defining features. Extending to approximately 160 feet, it offers an exceptional outdoor environment rarely found within such a well-established residential location. A generous paved terrace immediately adjoins the house, providing the ideal setting for al fresco dining, summer entertaining or simply enjoying the peaceful surroundings. Steps descend to an expansive lawn enclosed by mature timber fencing, creating a wonderful space for children to play and families to relax in complete privacy. Beyond the main garden lies a further area perfectly suited to a productive vegetable garden, greenhouse or allotment, offering endless opportunities for keen gardeners and those seeking a more sustainable lifestyle.

















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