SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









# Asking Price £600,000

## Pine Tree Avenue, Leicester, LE5 1AL

- Detached Family Home
- Lounge / Dining Room
- Open Plan Breakfast Kitchen / Family Room
- Beautiful Large Rear Garden
- EPC Rating D Council Tax Band E
- Four Bedrooms
- Downstairs W/C
- Bathroom
- Garage and Driveway
- Freehold




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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A well maintained and extended DETACHED FOUR BEDROOM family home situated in a sought after road in HUMBERSTONE with a beautiful LARGE REAR GARDEN.

The property is approached via a driveway and briefly comprises a porch, entrance hall, downstairs cloakroom, lounge/diner, open plan kitchen breakfast and family room on the ground floor.

The first floor has four bedrooms and a bathroom, with further scope to extend subject to the usual planning consents.

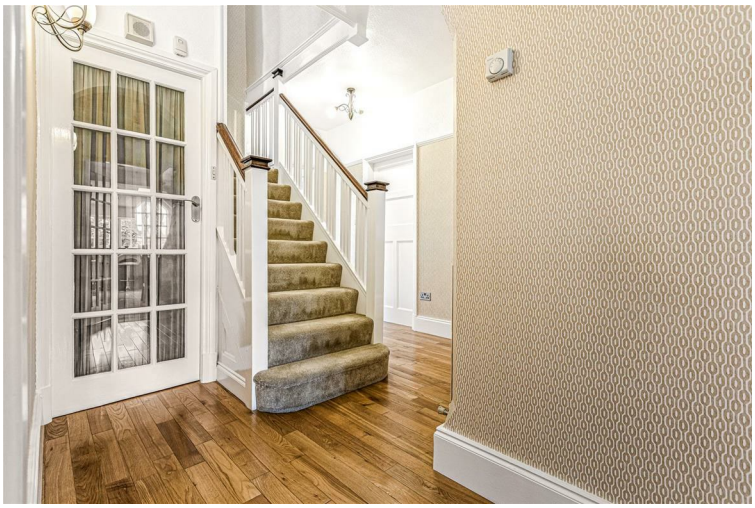
There is a fabulous mature well established rear garden with seating and decking areas, along with a tandem garage.

Close to local schooling, A47, Leicester City Centre and the Leicester General Hospital.

VIEWING RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



**PORCH**
Front door, double glazed windows to front and side aspects.



**ENTRANCE HALL**
Alarm panel, plate rail, under stairs cupboard, radiator, staircase rising to first floor.

**DOWNSTAIRS W/C**
Low level W/C, corner wash hand basin, heated towel rail, frosted window to side aspect.



**LOUNGE / DINING ROOM**
**26'4" x 13'0" (8.05 x 3.98)**
Gas fireplace with wooden surround (disconnected), coving, two radiators, window to front and side aspect, bifold doors to rear leading into the family room.



**LOUNGE AREA**



**DINING AREA**

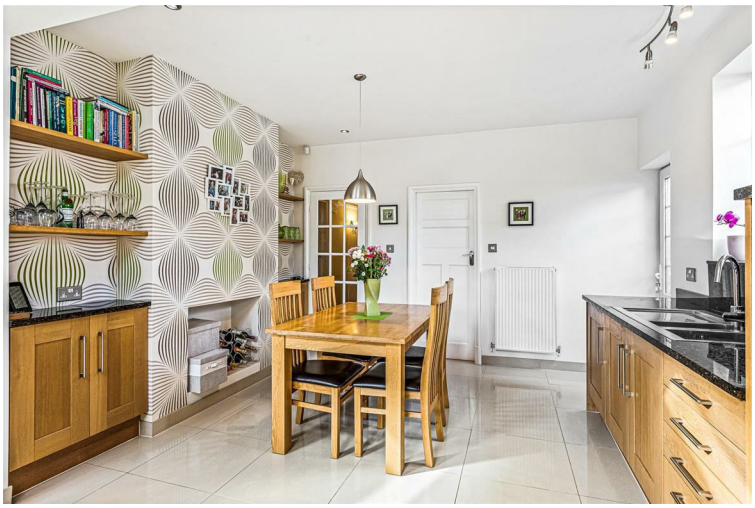


**KITCHEN DINER AND FAMILY ROOM**
**22'9" x 12'9" (6.95 x 3.89)**
Fitted units with granite worktops and matching splash backs, granite breakfast bar, sink with drainer, integrated fridge, dishwasher, microwave and single and double oven, five ring gas hob and extractor, radiator, tiled floor, spotlights, double glazed window to side and rear aspect, double glazed frosted door to side elevation.



**KITCHEN AREA**

**PANTRY**
Frosted window to side aspect, space for fridge freezer, tiled floor.



**DINER AREA**



**OTHER ASPECT**



**FAMILY AREA**
**25'9" x 10'11" (7.85 x 3.34)**
Two radiators, three Velux windows to ceiling, pair of double glazed doors to rear leading out on terrace, double glazed window to rear.



**LANDING**
Plate rail, window to front aspect.



**BEDROOM ONE**
**14'11" x 12'11" (4.56 x 3.95)**
Fitted wardrobes, coving, window to side aspect, radiator, double glazed window to rear aspect.



**BEDROOM THREE**
**13'0" x 10'11" (3.97 x 3.35)**
Built in cupboard, picture rail, radiator, vanity wash hand basin, double glazed window to rear aspect.



**BEDROOM TWO**
**13'0" x 11'1" (3.97 x 3.38)**
Built in cupboard, coving, radiator, window to front aspect.



**BEDROOM FOUR**
**9'7" reducing to 7'2" x 6'9" reducing to 2'9" (2.93 reducing to 2.20 x 2.08 reducing to 0.85)**
Access to loft, (with drop down ladder, light and part boarded), radiator, window to front aspect.



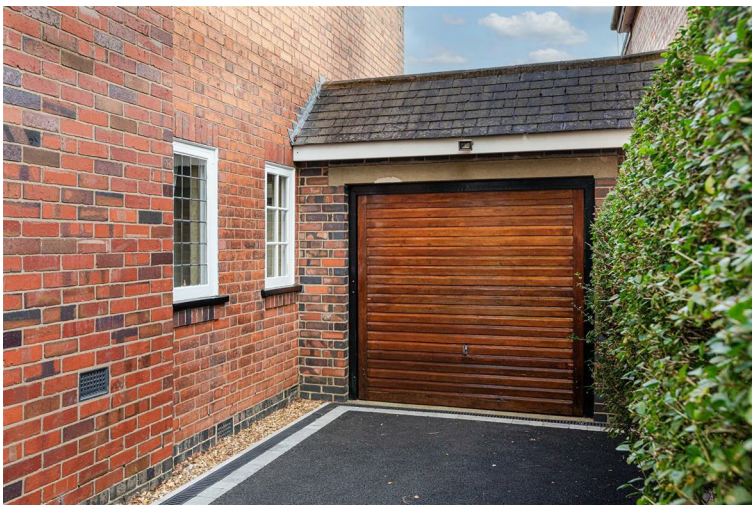


**BATHROOM**
**7'6" reducing to 5'1" x 6'10" (2.30 reducing to 1.56 x 2.10)**
Bath with mains shower, wash hand basin, low level W/C, heated towel rail, radiator, tiled walls, spot lights, double glazed frosted window to side aspect.

**OUTSIDE**
TO THE REAR: Paved seating area with steps down onto the garden which is laid to lawn with flower borders with mature plants, shrubs, bushes and trees, two sheds, decked seating area, water tap, gate to front.

TO THE FRONT: Is a driveway, mature and established border.





**OTHER ASPECT**

**GARAGE**
**32'1" x 8'6" (9.80 x 2.6)**
Up and over door, double glazed window to rear aspect and double glazed door to side elevation.

**OUTSIDE UTILITY ROOM**
Double glazed door, radiator, plumbing for washing machine.


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## FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



## GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm





## AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

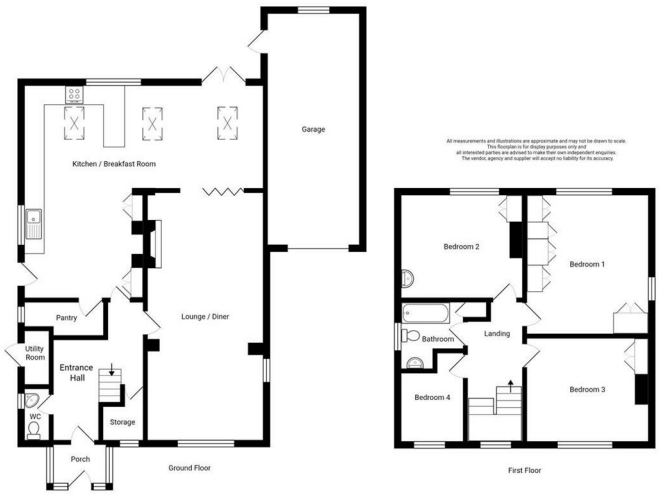


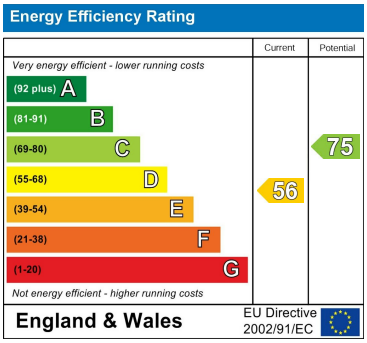


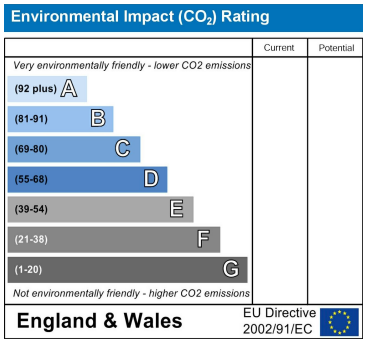



## DISCLAIMER

Historic Subsidence caused by tree at the front of the property which is owned by the council. Piling and under pinning work completed please ask for more information



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## THINKING OF SELLING?




## WE OFFER THE FOLLOWING:

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- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service




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