



56 Lothair Road, Leicester

Leicester

£169,000



56 Lothair Road

Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- VICTORIAN MID TERRACE HOME
- LOUNGE & DINING ROOM
- NEWLY FITTED KITCHEN WITH BUILT IN COOKER & HOB
- UTILITY ROOM & DOWNSTAIRS WC
- TWO BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- EASILY MAINTAINABLE GARDEN
- NO ONWARD CHAIN
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

UPVC door leading to;

DINING ROOM

11' 1" x 10' 8" (3.38m x 3.25m)

Double radiator, UPVC sealed double glazed window, meters cupboard.

LOUNGE

11' 1" x 10' 8" (3.38m x 3.25m)

Under stairs storage, enclosed stairs to first floor accommodation, TV point, radiator, UPVC sealed double glazed window, arched access leading to:

KITCHEN

8' 9" x 5' 8" (2.67m x 1.73m)

Recently re-fitted in soft close units comprising single sink unit with cupboards under, matching base unit with work surface over, and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in display hood, stainless steel splash back, UPVC sealed double glazed window and door to side aspect.

UTILITY ROOM

Plumbing for washing machine, UPVC sealed double glazed window.

CLOAKROOM/WC

Low level WC and wash hand basin, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Radiator, access to loft space.

BEDROOM 1

11' 1" x 10' 8" (3.38m x 3.25m)

Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

10' 6" x 9' 5" (3.20m x 2.87m)

Radiator, UPVC sealed double glazed window, built in cupboard.





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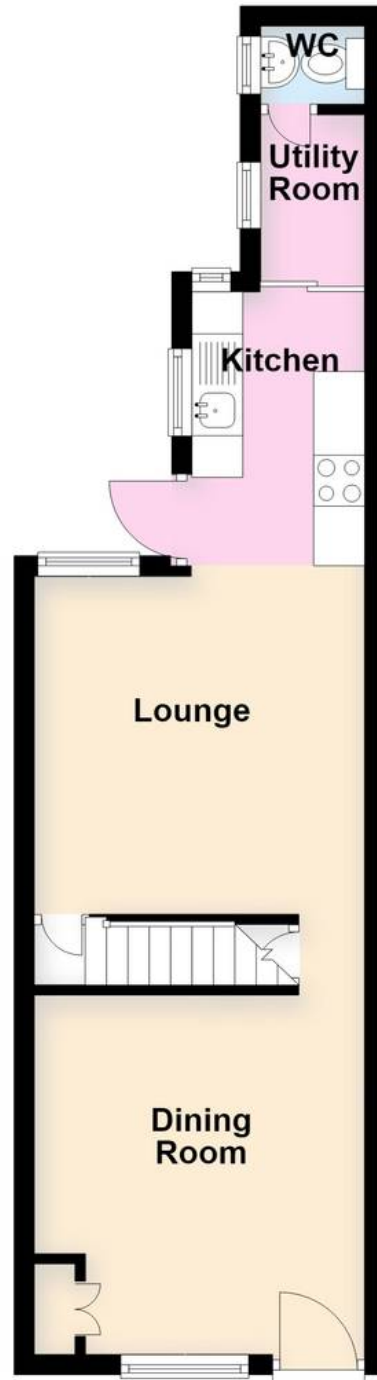
REAR GARDEN

ON STREET

1 Parking Space



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

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