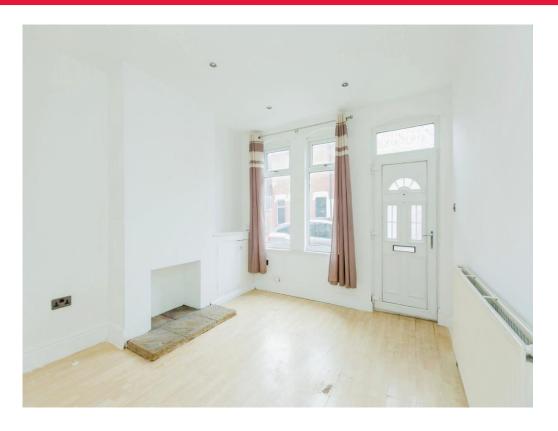


Connells

Lothair Road Leicester

Lothair Road Leicester LE2 7QB







Property Description

Ideally situated within a popular location, in the popular city suburb of Aylestone, being well served for Leicester Royal Infirmary, Leicester University, De Montfort University, the City Centre and an array of everyday amenities and leisure facilities can be found locally.

This impeccably presented living accommodation would provide a comfortable family home or investment opportunity.

Ground Floor

Lounge

13' 2" x 11' 2" (4.01m x 3.40m)

With radiators, built-in cupboard & bay window to the front

Dining Room

13' 2" x 11' 2" (4.01m x 3.40m)

Radiator & window to the rear

Kitchen

6' 2" x 8' 11" (1.88m x 2.72m)

Fitted kitchen with appliance, sink unit with window over, tilled floor & access to the garden

First Floor

Bedroom 1

11' 4" x 12' 7" (3.45m x 3.84m)

Spacious room with radiator & windows to the front

Bedroom 2

9' 10" x 11' 4" (3.00m x 3.45m)

Spacious room with radiator & window to the rear

Bathroom

8' 11" x 5' 10" (2.72m x 1.78m)

With a bath, wash hand basin & toilet



















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022 E leicester@connells.co.uk

22-24 Halford Street LEICESTER LE1 1JB

EPC Rating: E

view this property online connells.co.uk/Property/LTR323131



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.