



39 Lorraine Road, Leicester

Offers Over £170,000

MOORE  
& YORK



## 39 Lorraine Road

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Victorian Mid Terraced Home
- Easy Access Local Facilities
- Lounge, Dining Room & Kitchen
- New Central Heating & Re Strengthened Roof
- Two Double Bedrooms
- No Onward Chain



## DETAILED ACCOMODATION

UPVC sealed double glazed door leading to;

### LOUNGE

11' 5" x 10' 11" (3.48m x 3.33m)

Radiator, UPVC sealed double glazed window, display fire and surround, TV point, ornate coving.

### DINING ROOM

14' 10" x 10' 10" (4.52m x 3.30m)

Radiator, UPVC sealed double glazed window, open tread stairs leading to first floor accommodation, display fire and surround.

### KITCHEN

9' 4" x 5' 9" (2.85m x 1.75m)

Comprising single drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over in display hood, tiled flooring, UPVC sealed double glazed window and door to side aspect.

### LEAN ON UTILITY AREA

9' 9" x 4' 7" (2.97m x 1.40m)

Tiled flooring, UPVC sealed double glazed door to rear garden.

### FIRST FLOOR LANDING

#### BEDROOM 1

11' 5" x 11' 0" (3.48m x 3.35m)

Radiator, UPVC sealed double glazed tilt and turn window.

#### BEDROOM 2

12' 0" x 10' 10" (3.66m x 3.30m)

Radiator, UPVC sealed double glazed tilt and turn window, fitted wardrobe.

#### BATHROOM (Off Bedroom 2)

9' 5" x 5' 10" (2.87m x 1.78m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level





#### **DETAILED ACCOMODATION**

UPVC sealed double glazed door leading to;

#### **LOUNGE**

11' 5" x 10' 11" (3.48m x 3.33m)

Radiator, UPVC sealed double glazed window, display fire and surround, TV point, ornate coving.

#### **DINING ROOM**

14' 10" x 10' 10" (4.52m x 3.30m)

Radiator, UPVC sealed double glazed window, open tread stairs leading to first floor accommodation, display fire and surround.

#### **KITCHEN**

9' 4" x 5' 9" (2.85m x 1.75m)

Comprising single drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over in display hood, tiled flooring, UPVC sealed double glazed window and door to side aspect.

#### **LEAN ON UTILITY AREA**

9' 9" x 4' 7" (2.97m x 1.40m)

Tiled flooring, UPVC sealed double glazed door to rear garden.

#### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

11' 5" x 11' 0" (3.48m x 3.35m)

Radiator, UPVC sealed double glazed tilt and turn window.

#### **BEDROOM 2**

12' 0" x 10' 10" (3.66m x 3.30m)

Radiator, UPVC sealed double glazed tilt and turn window, fitted wardrobe.

#### **BATHROOM (Off Bedroom 2)**

9' 5" x 5' 10" (2.87m x 1.78m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level





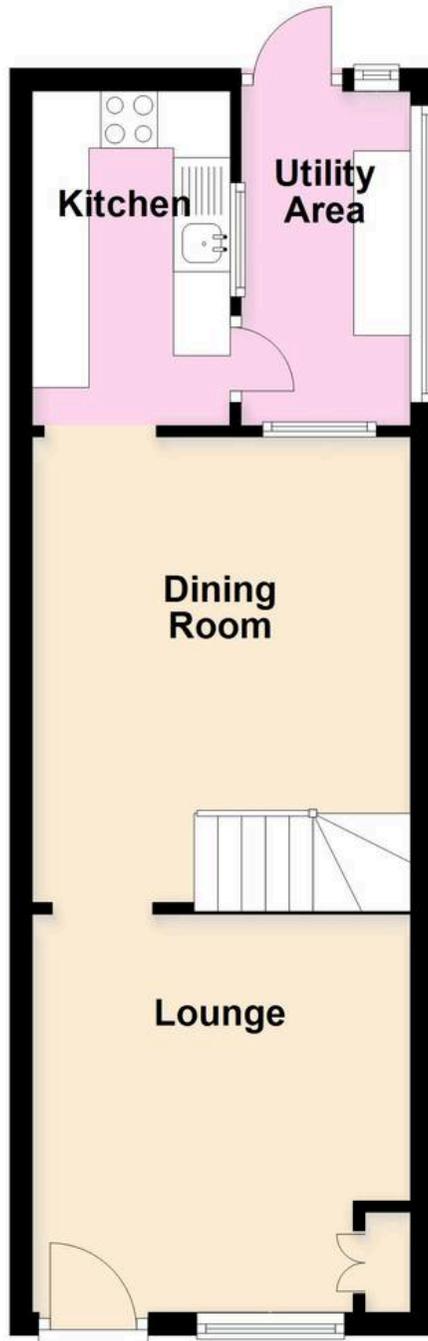
**YARD**

**ON STREET**

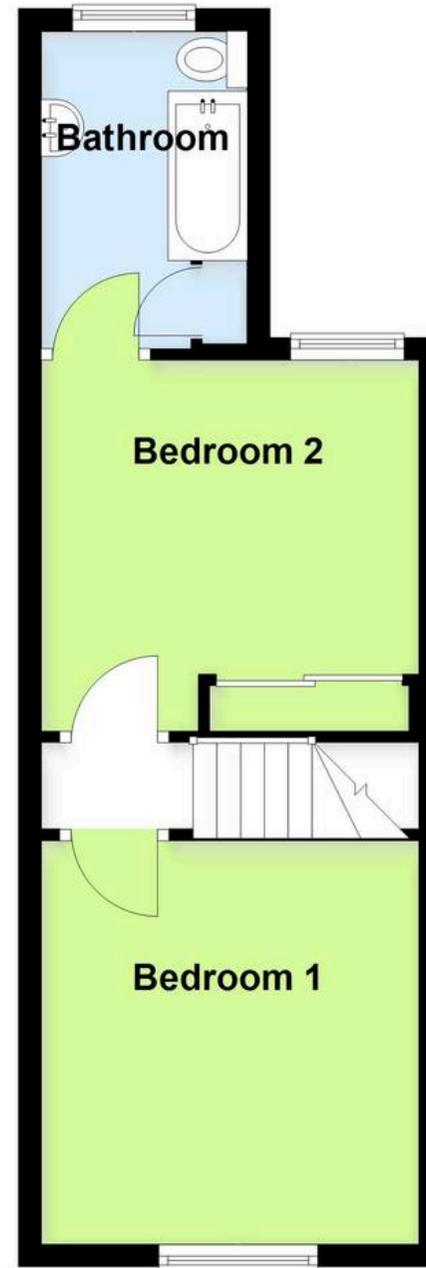
1 Parking Space



### Ground Floor



### First Floor





## Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

[sales@mooreandyork.co.uk](mailto:sales@mooreandyork.co.uk)

[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.