



Balderstone Close, Leicester, LE5

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- OPEN DAY SATURDAY 22ND NOVEMBER – CALL 0116 482 2422 TO BOOK NOW!
- L-SHAPE KITCHEN & CONSERVATORY
- MODERN BATHROOM
- IDEAL FIRST TIME BUY

- WELL PRESENTED
- OPEN PLAN LOUNGE
- RAISED DECKING AREA

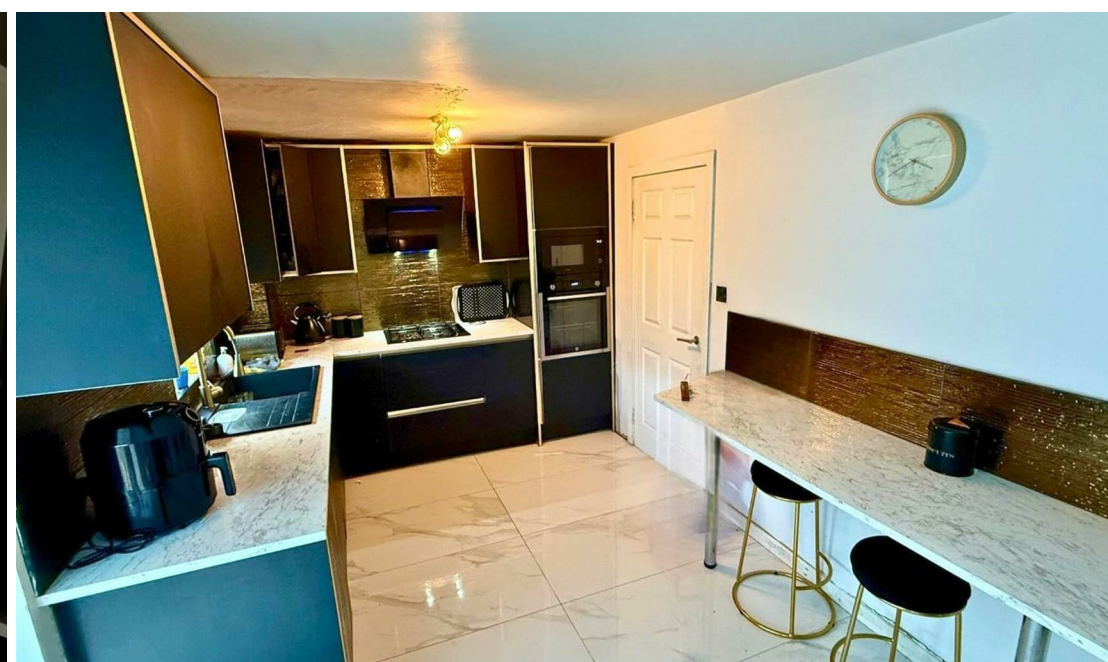
BLOCK VIEWINGS SATURDAY 6TH DECEMBER – CALL 0116 482 2422 TO BOOK IN BEFORE SPACES GO!

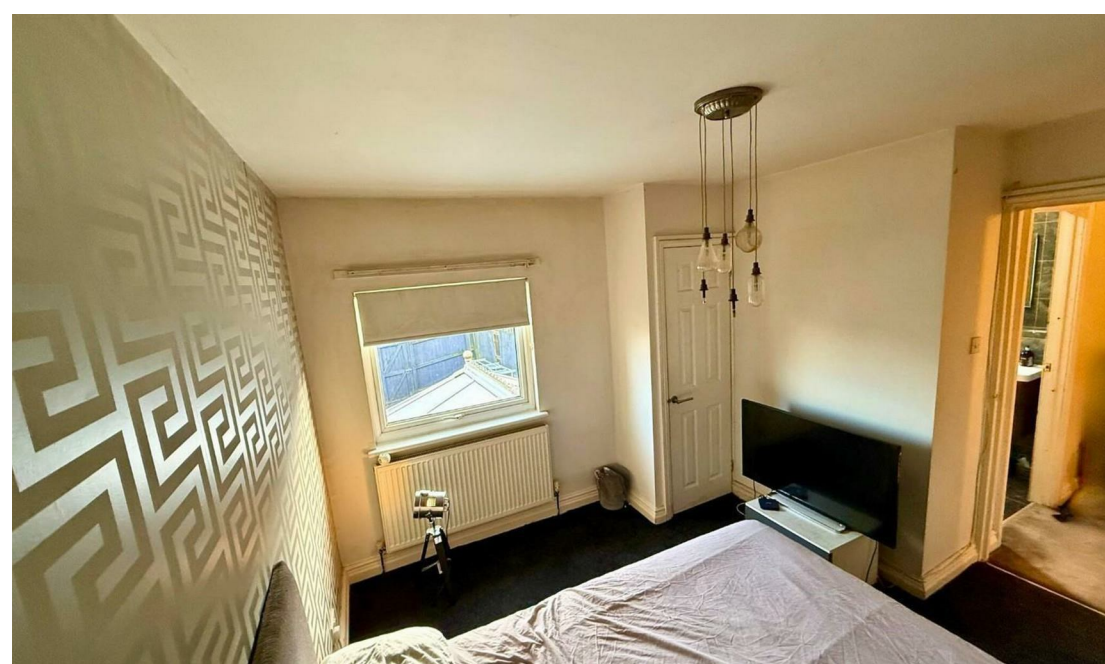
Situated in the sought-after Rowlatts Hill, LE5, this well-presented three-bedroom end-terrace offers comfortable, easy living in a popular residential location. The property features a bright and welcoming lounge, a modern fitted kitchen, a conservatory and three well-proportioned bedrooms, making it ideal for families, first-time buyers, or anyone looking for a home that's ready to move straight into. As an end-terrace, it also benefits from additional outdoor space and increased privacy.

Rowlatts Hill is well known for its strong community feel and convenient access to local amenities. Nearby you'll find a range of shops, schools, parks, and transport links, with Leicester General Hospital and the city centre both within easy reach. It's a practical, well-connected area that appeals to a wide range of buyers.

A neatly presented home in a great location, this property is definitely worth viewing.


Offers Over: £230,000







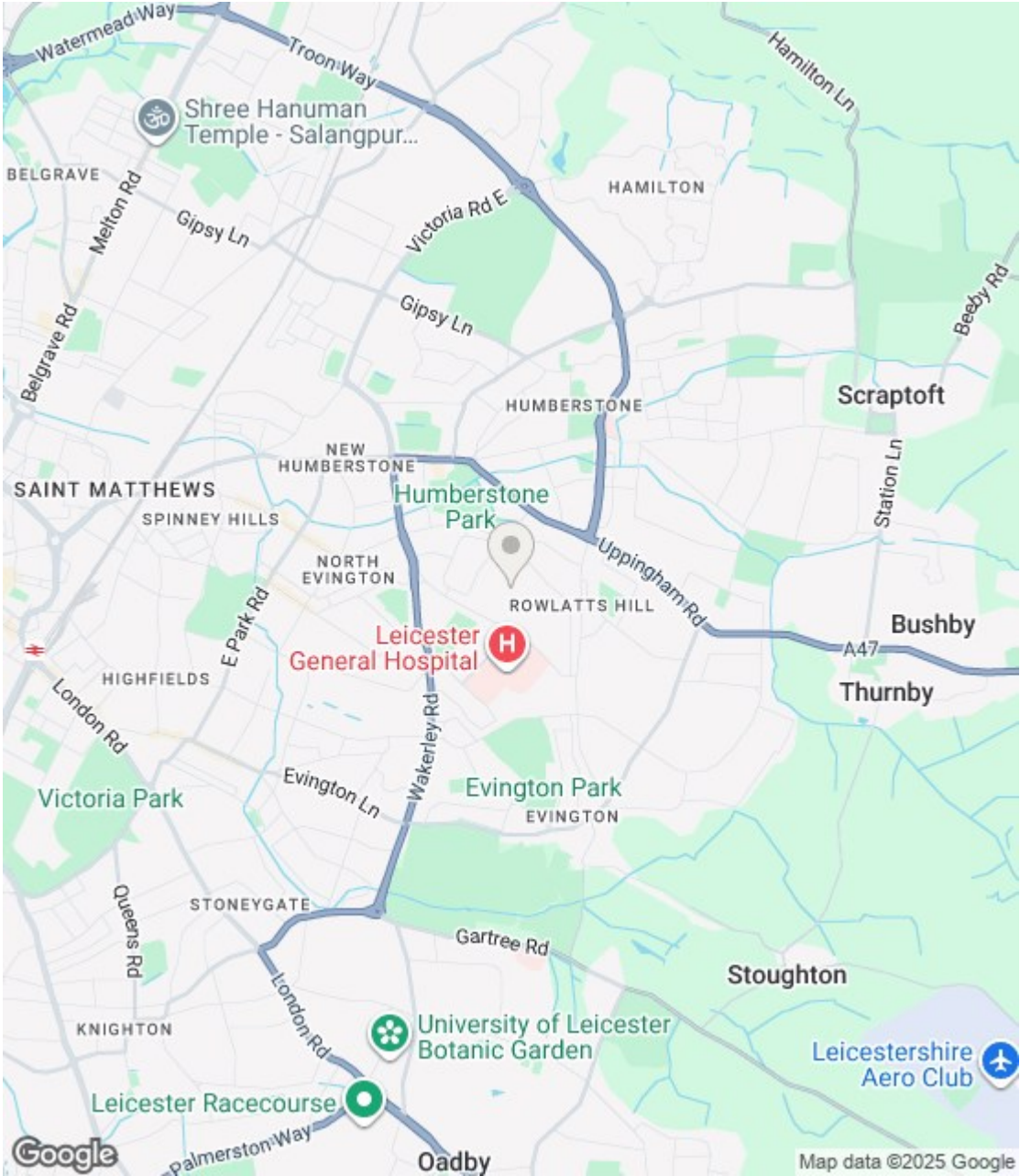
Energy Efficiency Rating

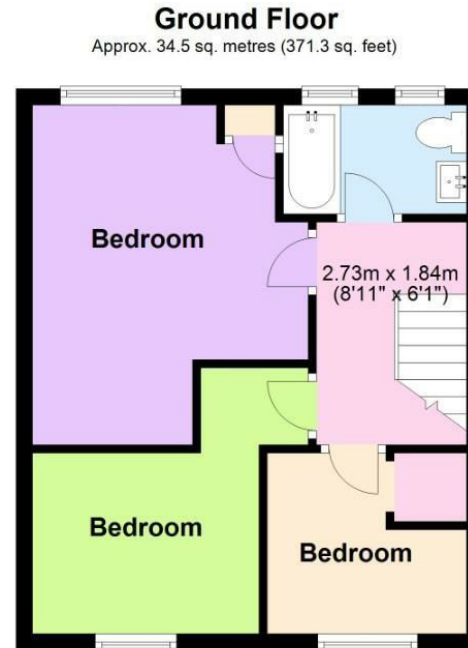
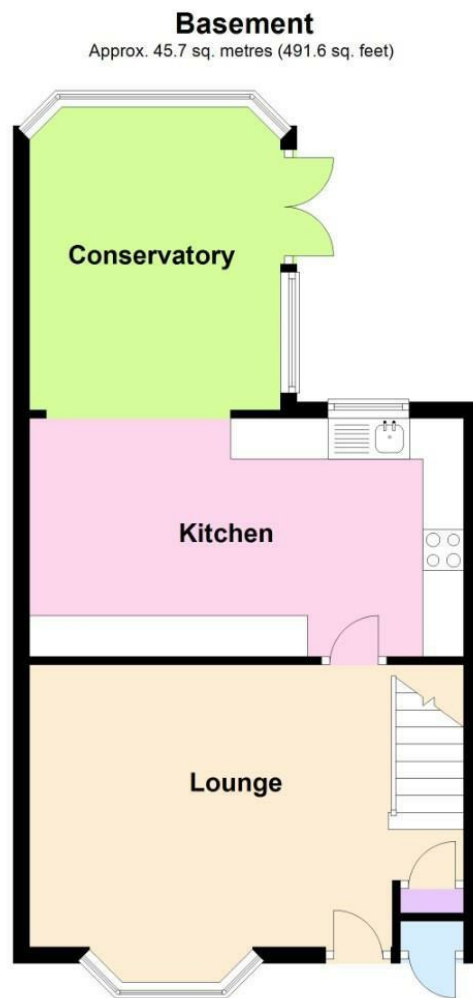
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

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

**PRS** Property Redress Scheme





**Total area: approx. 80.2 sq. metres (862.9 sq. feet)**

All measurements are approximate.  
Plan produced using PlanUp.

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