FOR SALE

BALDERSTONE CLOSE
ROWLATTS HILL
LEICESTER
LE5 4DZ

£229,000

FEATURES

- Freehold
- Popular location
- Walking distance to schools, shops and places of worship
- Three Bedrooms
- Lounge
- Kitchen / Diner
- Bathroom
- Separate WC
- Low maintenance garden
- Gas central heating

3 1 0 E

SETHS

3 Bedroom End Town House located in LE5

GROUND FLOOR

HALLWAY
Laminate flooring, storage cupboard, staircase to first floor

LOUNGE
13'5" x 11'10"
Laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window

KITCHEN / DINER
12'4" x 10'2"
Wall and base units with worktops over, 4 ring gas hob with built-in electric oven and extractor hood, sink with mixer tap and drainer, plumbing for dishwasher, space for under-counter fridge / freezer, space for dining table, lino flooring, radiator, uPVC double glazed window, uPVC double glazed door to rear garden

UTILITY ROOM
5'10" x 4'10"
Wall units, worktop space, plumbing for washing machine, space for dryer

FIRST FLOOR

BEDROOM 1
10'10" x 10'4"
Lino flooring, radiator, uPVC double glazed window

BEDROOM 2
10'4" x 6'7"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
10'4" x 6'5"
Radiator, uPVC double glazed window

WC
WC, lino flooring, uPVC double glazed window

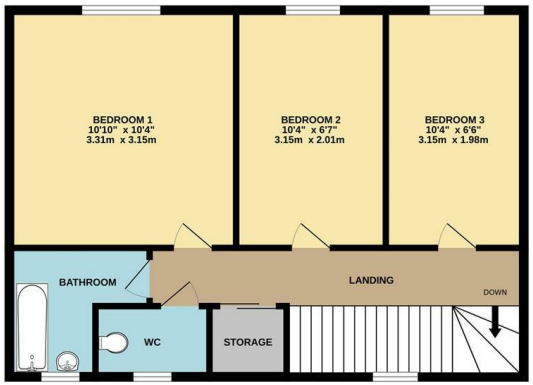
BATHROOM
Wash hand basin with mixer tap and vanity units, bathtub with shower overhead and mixer tap, lino flooring, tiled walls, towel radiator, uPVC double glazed window

OUTSIDE
To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn with wooden fence surrounds. There are two patio areas ideal for family get togethers. There is the added benefit of a storage shed and wooden summerhouse.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: E
Council Tax Band: A (Leicester City Council)
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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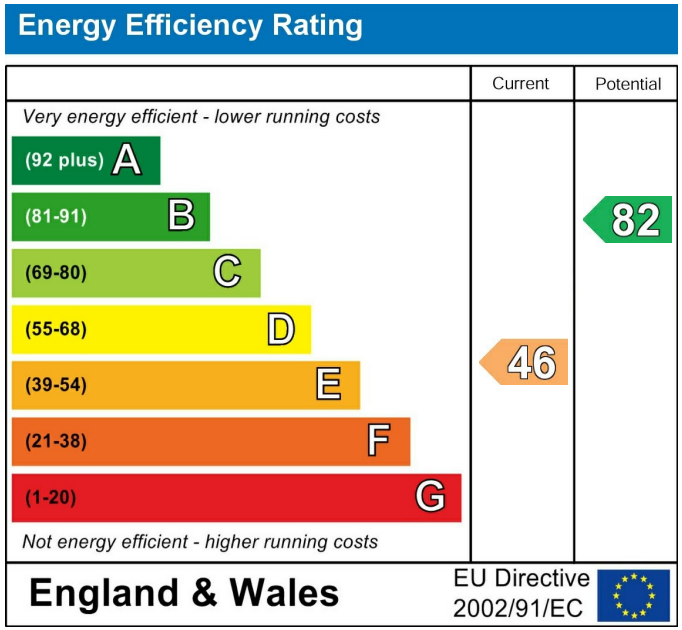

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS