



**Connells**

Marsh Close  
Leicester





## Property Description

Situated in a suburban neighbourhood within the LE4 district, which covers areas to the north of Leicester's city centre. Leicester is a vibrant and diverse city known for its rich history, including Roman and medieval heritage, as well as its modern cultural scene.

Marsh Close itself is likely a residential street, typical of suburban areas with family homes, offering a quieter environment while still being connected to Leicester's amenities. The area is well-served by local schools, parks, and shops, making it a convenient location for families or individuals looking for a balance between city life and suburban calm. Moreover, this area benefits from good transport links, with easy access to major roads and public transportation, making travel to Leicester city centre or further afield straightforward.

Surrounding neighbourhoods include a mix of green spaces and community facilities, contributing to a comfortable and accessible living environment.

## Ground Floor

### Hallway

5' 9" x 10' 9" ( 1.75m x 3.28m )

### Lounge

20' 2" x 9' 9" ( 6.15m x 2.97m )

With tiled flooring, spotlight system and window to the front

### Kitchen/Diner

19' 5" x 17' 5" ( 5.92m x 5.31m )

Fully fitted modern kitchen with patio door to the rear garden

### Utility Room

5' 11" x 11' 3" ( 1.80m x 3.43m )

With window to the front

## First Floor

### Bedroom 1

9' 11" x 8' 11" ( 3.02m x 2.72m )

With fitted wardrobe and window to the rear

### Bedroom 2

9' 1" x 8' 8" ( 2.77m x 2.64m )

With window to the rear

### Bedroom 3

15' 1" x 8' 1" ( 4.60m x 2.46m )

With fitted wardrobe and window to the front

### Bedroom 4

9' 7" x 7' 7" ( 2.92m x 2.31m )

With to the front

### Bathroom

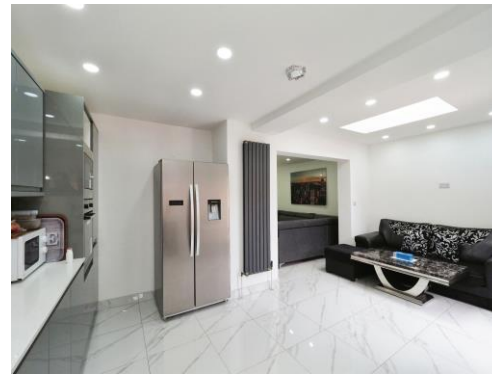
8' 4" x 3' 9" ( 2.54m x 1.14m )

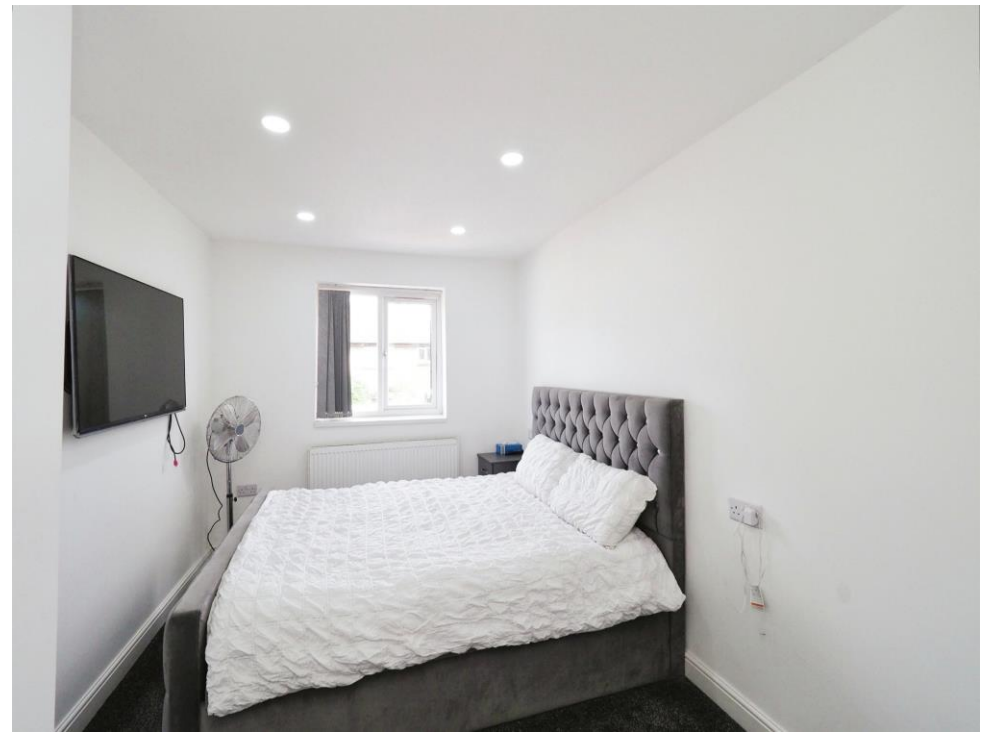
With shower unit, wash hand basin and a toilet

## Outbuilding

11' 6" x 15' 3" ( 3.51m x 4.65m )

With bathroom 5'01" x 4'10"











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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LTR323406](http://connells.co.uk/Property/LTR323406)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LTR323406 - 0002