



Connells

Marsh Close  
Leicester



# Marsh Close Leicester LE4 7TJ

for sale offers over  
**£450,000**



## 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

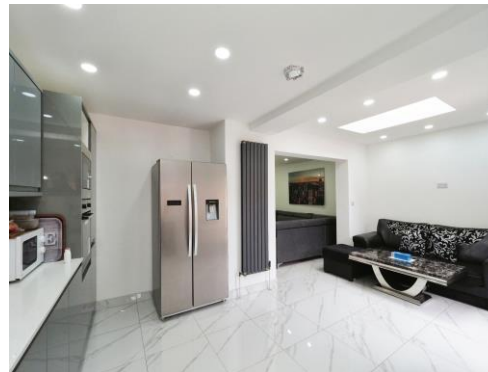
8' 4" x 3' 9" ( 2.54m x 1.14m )

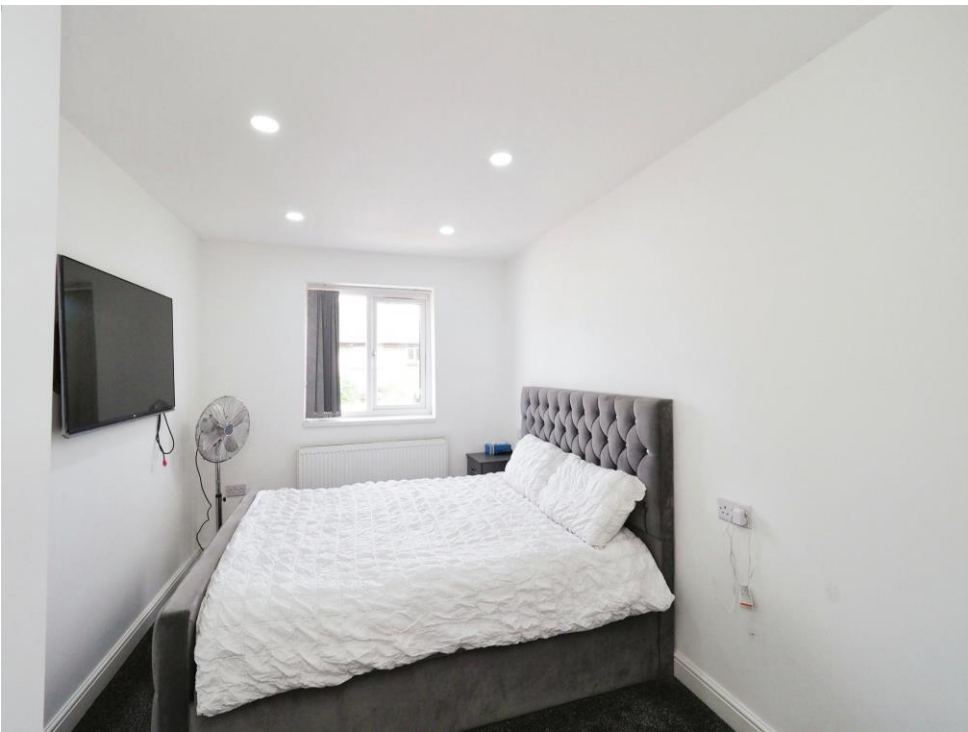
With shower unit, wash hand basin and a toilet

## 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)

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**EPC Rating: C**

Tenure: Freehold

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