



**Connells**

The Close  
Anstey Leicester

# The Close Anstey Leicester LE7 7EP

for sale offers over  
**£275,000**



## Property Description

Situated in the desirable LE7 area, this property benefits from a range of local amenities, including shops, schools, and recreational facilities. With excellent transport links. The village centre is situated within a ten-minute walk with amenities including co-op, public houses, boutiques, and restaurants. Two local primary schools and one secondary within the village of Anstey. Ratcliffe college is a 10 minute drive away and Loughborough Grammar is a 15 minute drive.

To the ground floor the property comprises of an entrance hall having a walk in storage cupboards and access to the spacious lounge, kitchen/diner, downstairs bathroom & bedroom.

Moving upstairs you'll find two further double bedrooms both having an en-suite 7 one with good-sized dressing room.

Driveway to the front & private garden to the rear.

## Ground Floor

### Hallway

6' 7" x 20' 5" ( 2.01m x 6.22m )

Step into a welcoming and stylish hallway that's sets the tone for the rest of the property. Bright and airy, the space features contemporary decor and high quality flooring that runs seamlessly throughout the ground floor. A central staircase with sleek banister leads to the first floor, while doors to the main

reception area create a smooth flow through the home

### Lounge

21' 3" x 11' 2" ( 6.48m x 3.40m )

Beautifully presented, comfortable space that offers the perfect place to unwind or entertain. Generously proportioned and filled with natural light. Having a radiator, window to the front & bi-fold doors to the garden

### Kitchen/Diner

21' 3" x 11' 2" ( 6.48m x 3.40m )

At the heart of the home is this stunning kitchen/diner that seamlessly blends style with functionality. Designed with modern living in mind, this open-plan space features sleek cabinetry, ample worktop space and a range of integrated appliances. The spacious dining area offers room for a large table and chairs, making it the perfect spot for family meals or dinner parties

### Bedroom 3

11' 3" x 10' 5" ( 3.43m x 3.17m )

A versatile and well proportioned space, neutrally decorated and filled with natural light. Having a radiator & window to the front

### Bathroom

6' 1" x 6' 5" ( 1.85m x 1.96m )

A stylish and functional space, finished to a high standard with contemporary tiling and quality fixtures throughout. It features a

modern three piece suite, including panelled bath with overhead shower, sleek vanity unit with inset basin and a low level WC

## First Floor

### Bedroom 1

21' 1" x 10' 7" ( 6.43m x 3.23m )

A spacious and serene primary bedroom, offering a calm retreat at the end of the day. Generously sized and tastefully decorated, the room benefits from plenty of natural light and offers ample space for additional furniture, radiator, windows to the front and rear and door leading to the en-suite

### En-Suite

4' x 9' 3" ( 1.22m x 2.82m )

The en-suite is finished to a high standard, offering a sleek and contemporary space designed for convenience and comfort. It features a modern walk in shower with glass enclosure, a wall mounted wash basin with vanity storage and a low level WC. High quality tiling, chrome fixtures and a heated towel rail which adds a touch of luxury

### Dressing Room

7' 4" x 10' ( 2.24m x 3.05m )

Adjoining the main bedroom, the dressing room offers a dedicated and luxurious space for storage and personal organisation, having a carpet flooring, radiator and roof window

### Bedroom 2

11' 1" x 13' 2" ( 3.38m x 4.01m )

A generously sized and beautifully presented double room, ideal for use as a guest room. Flooded with natural light, the space feels bright and inviting with neutral decor, having a radiator and window to the rear

### En-Suite

11' 4" x 7' 3" ( 3.45m x 2.21m )

The second en-suite adds a touch of privacy and convenience making it perfect for guests. Finished to a high standard, it features a modern walk in shower, contemporary wash basin with vanity unit and a low level WC. Stylish tiling and chrome fittings and a heated towel rail

### Bedroom 3

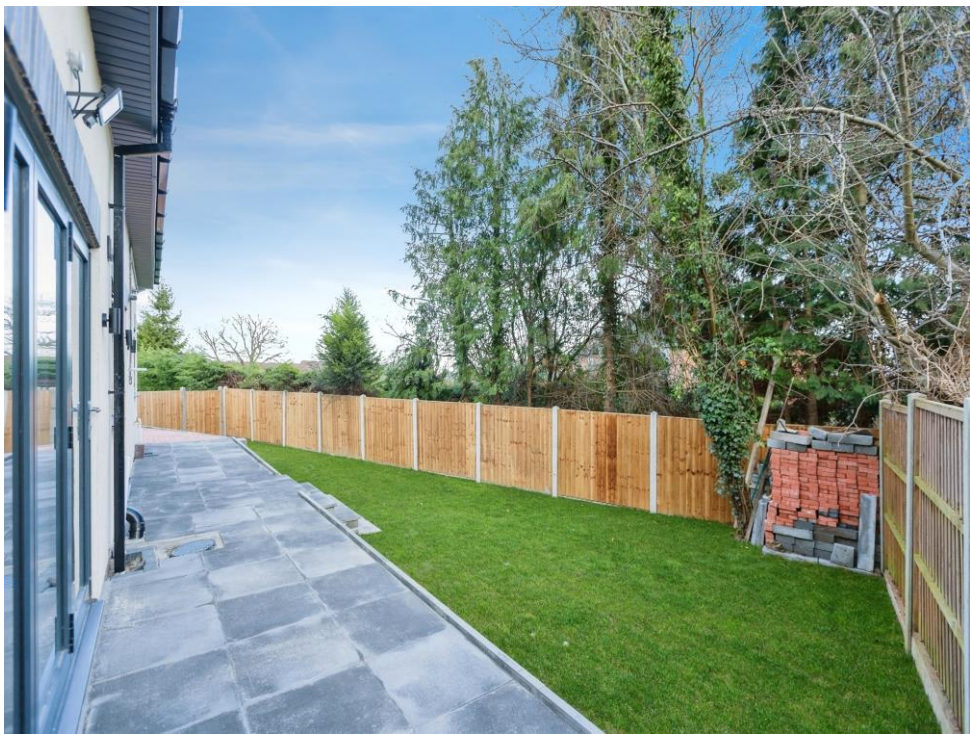
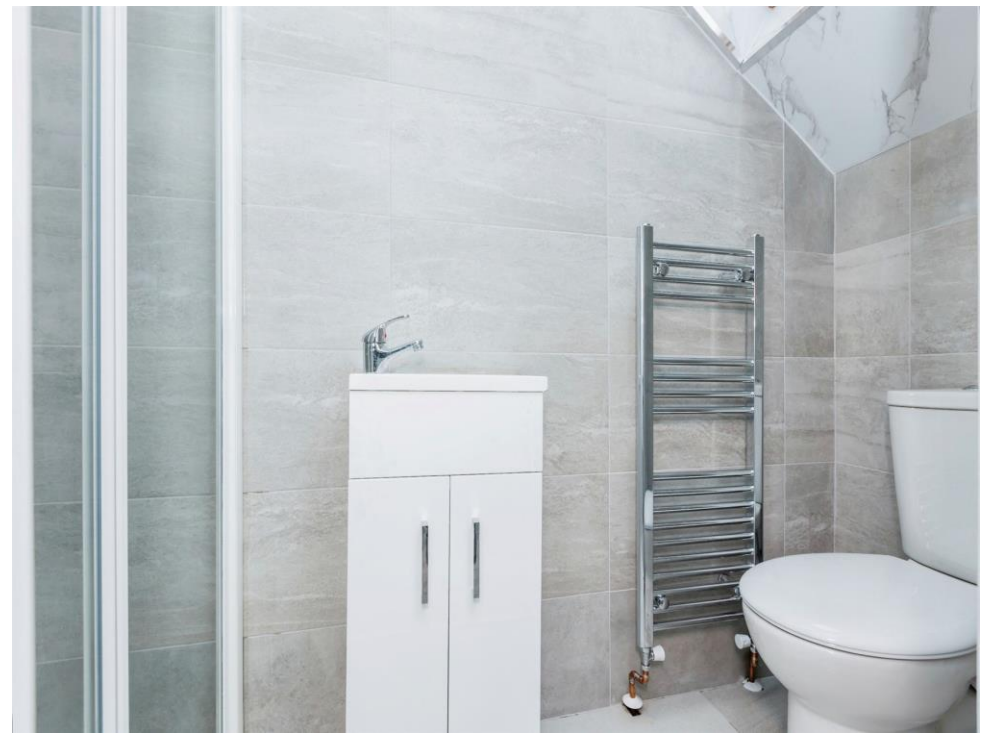
11' 3" x 10' 5" ( 3.43m x 3.17m )

A versatile and well proportioned space, neutrally decorated and filled with natural light, having a radiator and window to the front

### Outside

To the front there is a neat driveway providing off road parking for multiple vehicles along with a well maintained frontage that enhances its attractive appearance. To the rear, you will find a modest garden, ideal for both relaxing and entertaining. The outdoor space features a lawned area perfect for children or pets, as well as a patio area ideal for outdoor dining and summer barbecues







To view this property please contact Connells on

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EPC Rating: B    Council Tax  
Band: B

Tenure: Freehold

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