

FLOOR PLAN

DIMENSIONS

**Entrance Hall**  
16'08 x 6'01 (5.08m x 1.85m)

**Lounge**  
17'11 x 10'02 (5.46m x 3.10m)

**Family Living Kitchen**  
21'03 x 16'10 max (6.48m x 5.13m max)

**Downstairs Cloakroom**  
5'03 x 2'08 (1.60m x 0.81m)

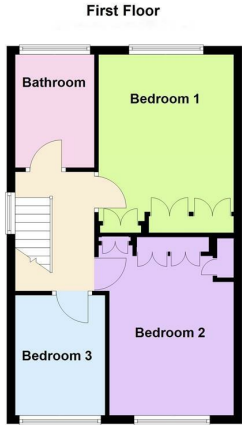
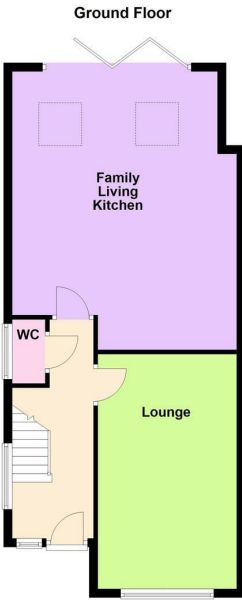
**Landing**

**Bedroom One**  
13'10 x 10'03 (4.22m x 3.12m)

**Bedroom Two**  
13'10 x 9'06 (4.22m x 2.90m)

**Bedroom Three**  
9'06 x 6'10 (2.90m x 2.08m)

**Bathroom**  
8'11 x 6'03 (2.72m x 1.91m)



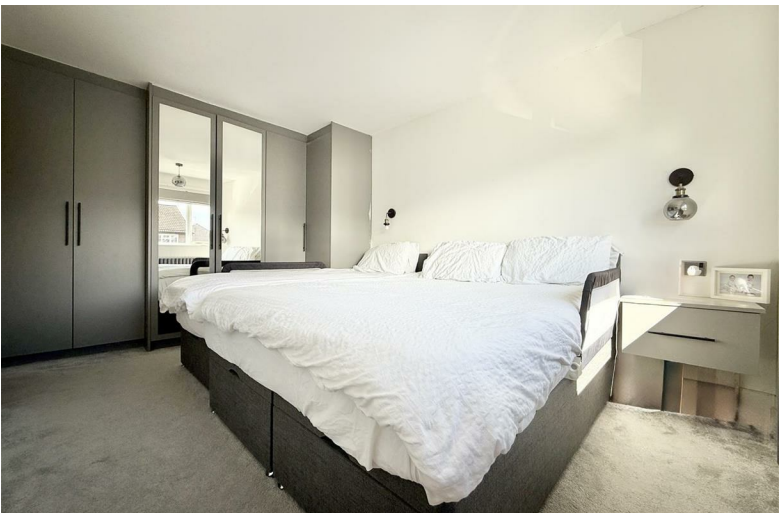
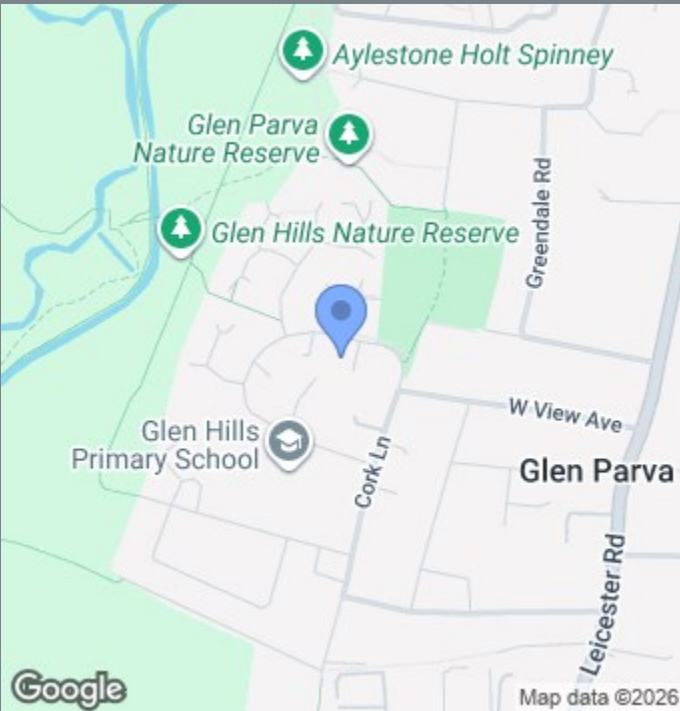


# OVERVIEW

- Stunning Extended Family Home
- Cul De Sac Location
- Entrance Hall & Spacious Lounge
- Family Living Kitchen With Bi Folds
- Downstairs Cloakroom
- Three Beautifully Presented Bedrooms
- Modern Family Bathroom
- Driveway & Landscaped Garden
- Viewing Essential
- EER -C, Freehold, Tax Band - C

# LOCATION LOCATION....

Brook Gardens in Glen Parva is a highly desirable spot, offering a peaceful residential setting with all the essentials close by. Families benefit from well-regarded local schools including Glen Hills Primary & nearby secondary options such as Sir Jonathan North & Wigston Academies. The area is rich in green space, with Glen Parva Nature Reserve & the picturesque Grand Union Canal walks just moments away—perfect for leisurely strolls, cycling or family days outdoors. Everyday shopping needs are well catered for with local stores, cafés & takeaways in Glen Parva itself, while the renowned Fosse Park retail complex is only a short drive for a wider choice of shops, dining & leisure. Excellent transport links add to the appeal, with easy access to Leicester city centre, the M1 & M69 motorways, plus nearby South Wigston train station for travel further afield. Known for its welcoming community feel & balance of convenience with green surroundings, Brook Gardens makes an ideal place to call home.



# THE INSIDE STORY

*This stunning extended family home, set within a quiet cul-de-sac, beautifully blends elegance, comfort & practicality to create a truly special place to live. From the moment you step into the welcoming entrance hall, complete with striking panelling, you immediately get a sense of style & attention to detail. The lounge, tastefully finished & filled with natural light from the front-facing window, offers a cosy yet refined retreat. At the heart of the home lies the show-stopping family living kitchen—a spectacular open-plan space designed for modern living. Here, sleek units are complemented by luxurious quartz worktops & a matching central island, perfect for gathering with family & friends. Integrated appliances, including a fridge freezer, washer dryer, dishwasher, eye-level oven, microwave & electric hob, provide both style & convenience. With space for relaxed seating & a dining area, this room flows effortlessly out to the garden through stunning bi-fold doors, which open up the entire rear of the home, creating a seamless connection between indoor & outdoor living. A practical downstairs cloakroom completes the ground floor, while upstairs a light & airy landing leads to three generously proportioned bedrooms. Bedrooms one & two both benefit from quality fitted wardrobes, offering excellent storage solutions, while the third bedroom is ideal as a child's room, nursery or home office. The luxurious family bathroom boasts a contemporary four-piece suite with bath, separate walk-in shower, WC & wash hand basin—creating a spa-like retreat at the end of the day. Outside, the property continues to impress, with a driveway to the front providing ample off-road parking. The rear garden has been beautifully landscaped to offer a perfect balance of style & function, featuring a smart patio area for summer barbecues & alfresco dining, alongside a neatly kept lawn where children can play or you can simply relax in the sunshine.*