



Brooksby Spinney
Leicestershire

Creating Better Life Experiences.
One Home at a Time.



Brooksby Spinney Sales & Marketing Suite
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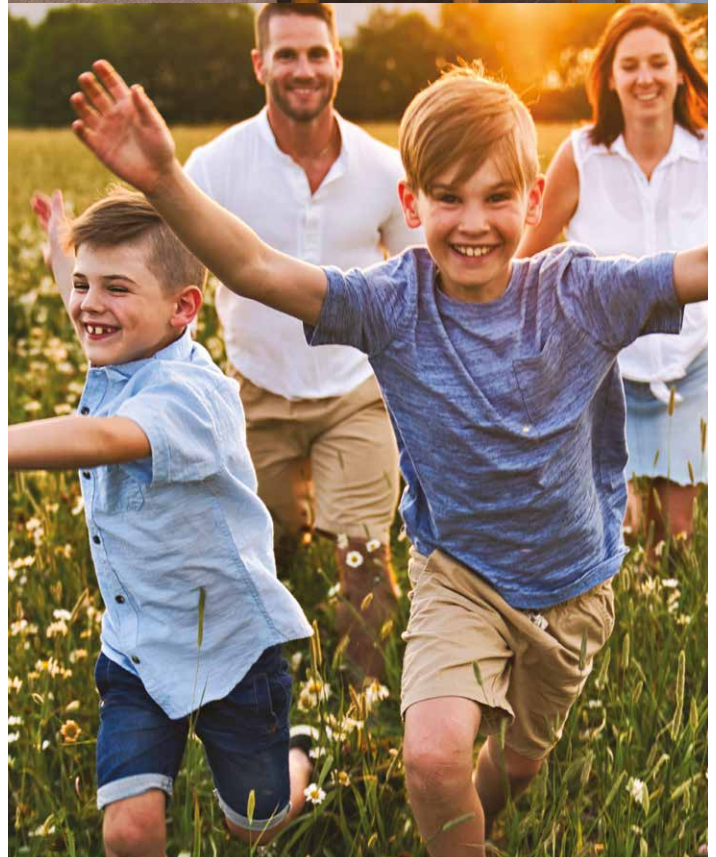
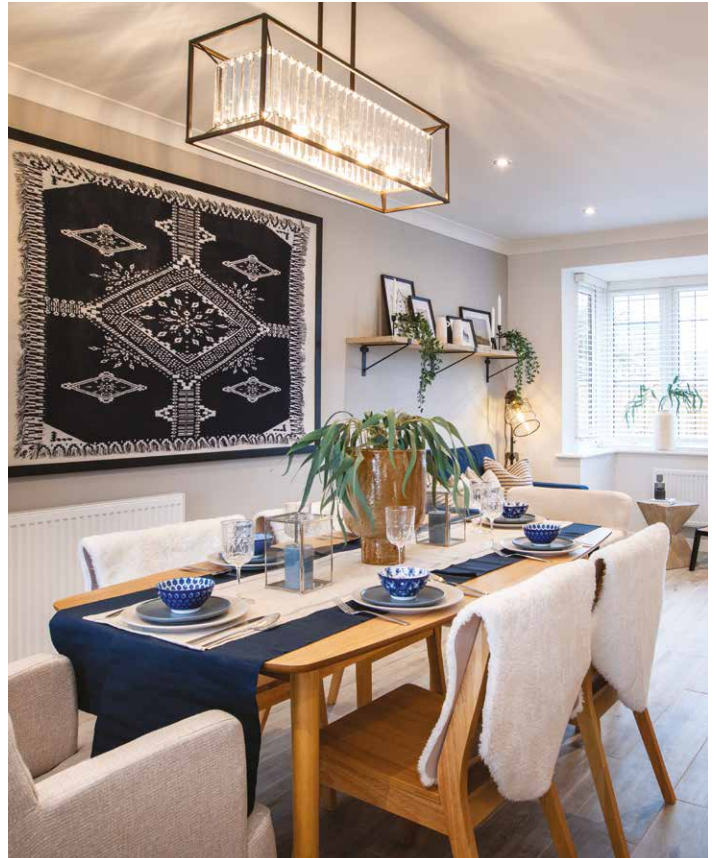
WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

We're still owned by the Bloor family and today, that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at Brooksby Spinney.

We understand that buying a new home is a big commitment so we want your Bloor home here in Brooksby to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish you upgrade from our chosen specification here at Brooksby Spinney.



①



②



① ↪ Bluebell Green ② ↪ Typical Interior



SAT NAV

Development
Brooksby Spinney, Melton

Find Us Here
Brooksby Spinney, Melton Road
Brooksby, LE14 2LJ.

**Start your journey to a
stunning new Bloor home
in the picturesque village
of Brooksby.**

EXCEPTIONAL MODERN LIVING

Our Brooksby Spinney development is located close to the centre of the stunning Brooksby village, where Bloor Homes are proud to be building a selection of beautiful new homes, which offer something for every kind of buyer – from singles and couples, younger, and growing families to commuters and downsizers alike. Here you can enjoy a rural lifestyle, yet be within easy reach of Leicester, Nottingham and Loughborough.

Brooksby provides easy access to a great choice of amenities in neighbouring Melton Mowbray and Syston including supermarkets, leisure centres and hair and beauty salons. And if you want to relax for a while, there are plenty of welcoming cafés, tea rooms, pubs and restaurants to visit.

A key benefit of choosing Brooksby is the chance to live in a place that offers the perfect balance between rural and urban lifestyles, offering the best of both worlds in terms of connectivity to local amenities and transport as well as the peace of nature and the great outdoors. Lots of open countryside and greenery surround Brooksby. To the north, open fields extend up towards the banks of the scenic River Wreake, while to the south you'll find picturesque Brooksby Fishing Lake, a popular spot for anglers and those looking for a tranquil place to relax and take in the scenery.

There are also several open green spaces within easy driving distance of home, including Rearsby Jubilee Park. Nearby East Goscote is home to Beedles Lake, which attracts golfers and anglers from far and wide.

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1



2



3



① ↪ Beamish Place ② ↪ Highcross ③ ↪ The Wreake

A WEALTH OF EDUCATIONAL OPTIONS NEARBY



Feeling perfectly at home in this wonderful location is easy, especially with plentiful local schools to choose from.

There are several infant, nursery and primary schools within the area including Busy Bees Preschool, Thrussington Primary School, Gaddesby Primary School and St Michael & All Angels Church of England Primary School, all of which have been rated "Good" by Ofsted with Thrussington Primary School rated as "Excellent".

Finding the very best education for your budding teenager is easy in this Leicestershire location. Local secondary schools include Wreake Valley Academy and Long Field Academy which have been rated "Good" by Ofsted.

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↳ Images for illustration purposes only.

JUST AROUND THE CORNER

Distances and journey times calculated using maps.google.com

5 MILES

A.607 Trunk Road

Just minutes from the A607 trunk road, connecting you to many towns and cities such as Loughborough, Nottingham & Leicester.

Leicester

7 MILES

Melton Mowbray Station

The station is just a 13 minute drive, with regular services to Birmingham, Leicester and Peterborough.

Melton Mowbray, LE13 1AF

5 MILES

Syston Station

The station is just a 10 minute drive, with regular services to Leicester, Loughborough and Birmingham.

Syston, LE7 2JU

26 MILES

East Midlands Airport

You can reach the airport in around 36 minutes by car and catch flights to over 80 amazing destinations.

Castle Donington, DE74 2SA

7 MILES

Melton Country Park

Fun day out for all; open space, footpaths, dog agility trails, gym equipment, play areas, football pitches and visitor centre with café.

Melton Mowbray, LE13 1HP

6 MILES

Midshire Trike Tours

Sit back while a local guide takes you on a open road tour aboard a specially converted Mustang motorcycle.

Melton Mowbray, LE13 1DE

7.7 MILES

Brockleby's

Popular family owned farmshop. Running pie-making workshops, giving visitors the chance to make their own using raw ingredients, including the region's famous pork produce.

Melton Mowbray, LE14 3QU

↳ All details correct at the time of production.

9 MILES

Twinlakes Park

Ideal for families and little more than a 20 minute drive from home, at this fun theme park you can enjoy rollercoasters, rides, a water park, falconry displays and more.

Melton Mowbray, LE14 4FF

22.4 MILES

Melton Carnegie Museum

Take a trip back in time at this popular attraction, home to rotating exhibitions telling the stories of the area's past, as well as special events and children's activities.

Melton Mowbray, LE13 1RB

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LOWER YOUR ENERGY BILLS, INCREASE YOUR QUALITY OF LIFE

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

In fact, you could find yourself saving up to £493* a year in utility bills when you buy a new Bloor home at Brooksby Spinney. That's more than 4 weeks of family food shops!

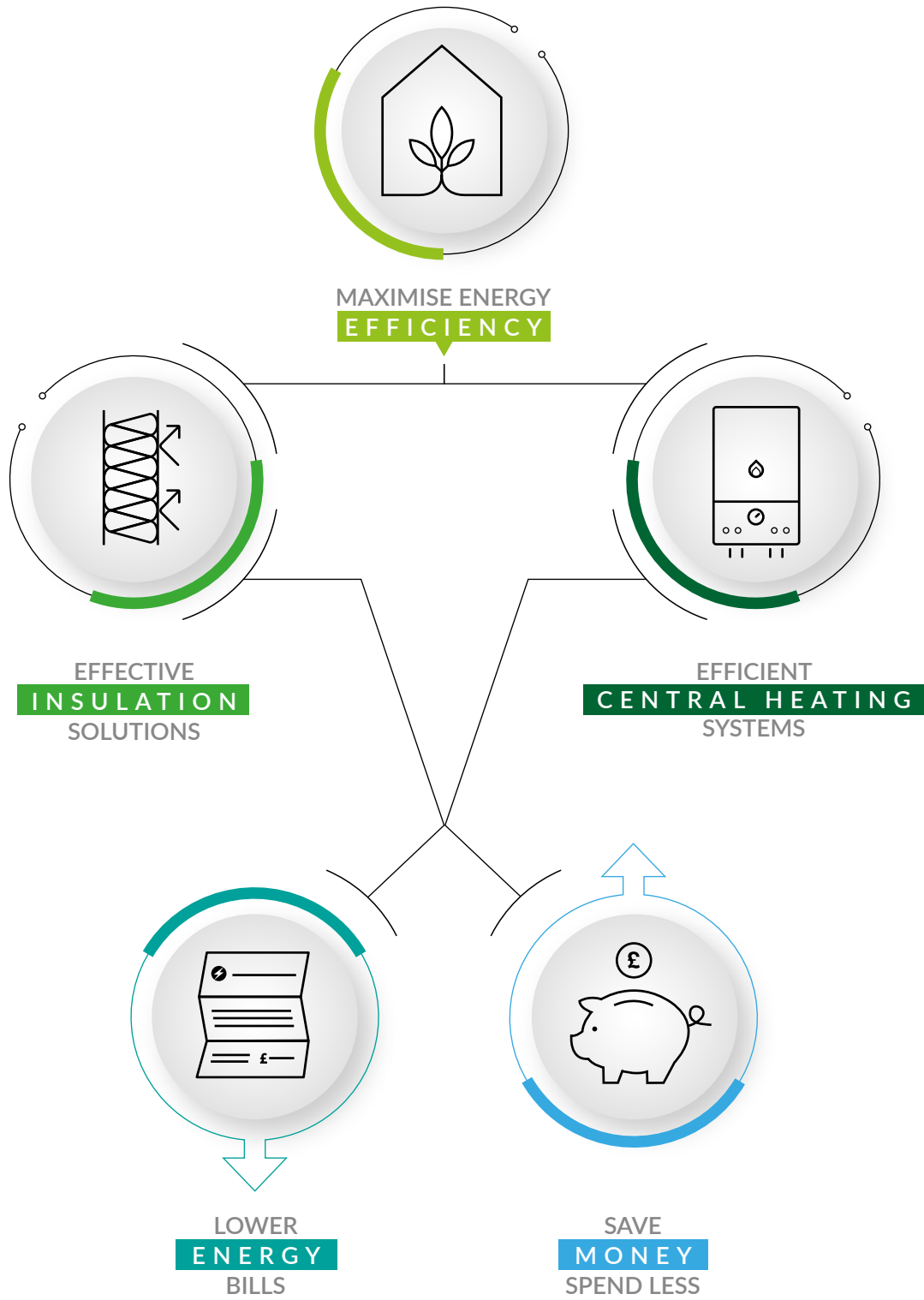
So whether you choose to reinvest your money back into your mortgage, or save for your dream family holiday, you can sit back and relax knowing your new home is costing you less.

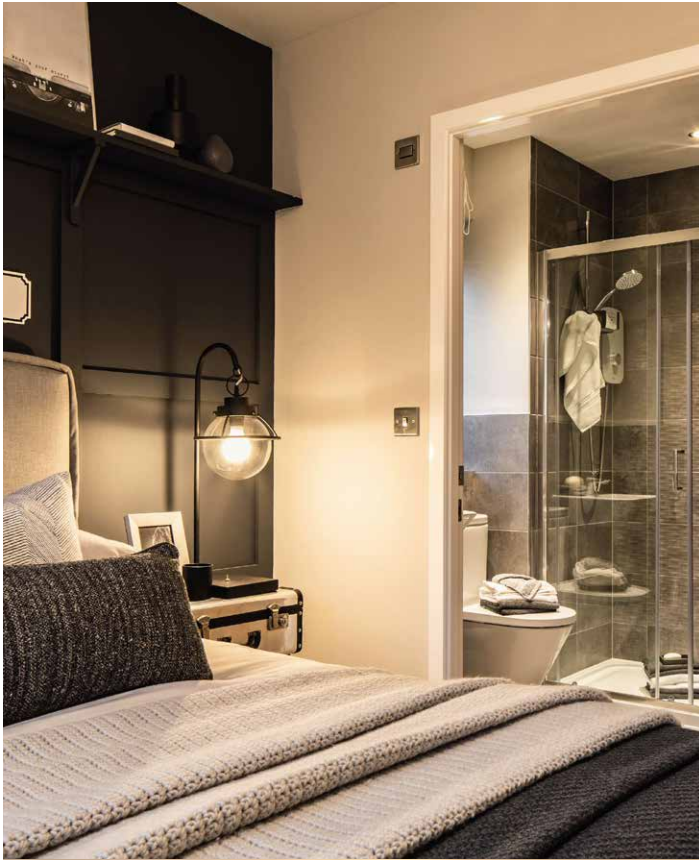
Not only that, you'll have the added piece of mind with both our own 2 year warranty and a 10 year build warranty from the NHBC, knowing that our expert Customer Care team will be on hand for any queries you may have after you move in.

*Source <https://www.hbf.co.uk/news/hbf-report-newbuild-energy-efficiency-2019>

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YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for fifty years.



↳ Typical Interiors



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