

## 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)

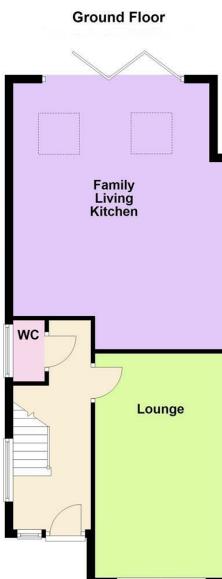
**Landing**

**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)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto:wigston@nestegg-properties.co.uk)

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied

on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

4 Brook Gardens, Glen Parva, LE2 9NT

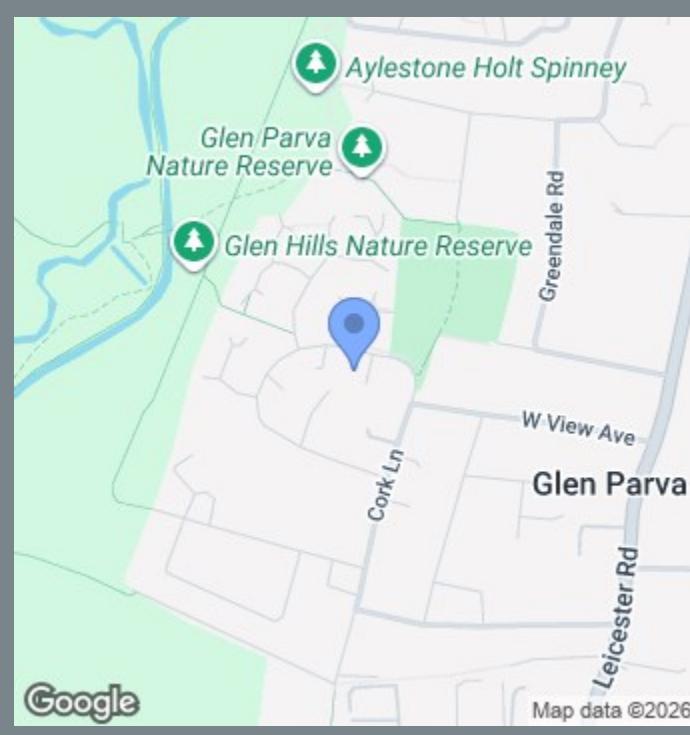
**£325,000**

# 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.

