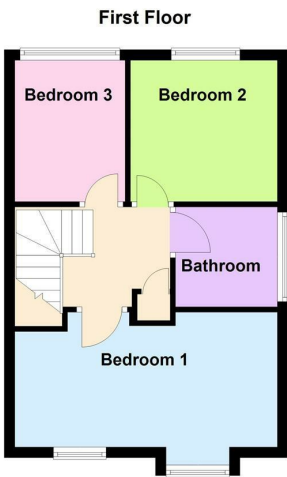
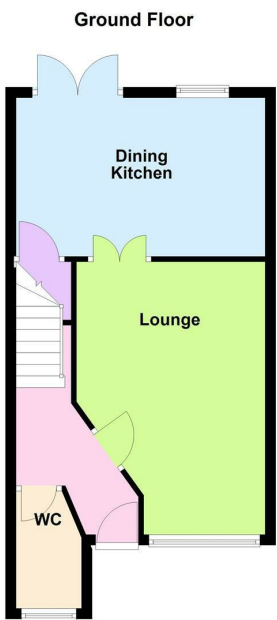


FLOOR PLAN

DIMENSIONS

- Hallway
- Lounge
13'11 x 12'1 (4.24m x 3.68m)
- Dining Kitchen
9'11 x 15'5 (3.02m x 4.70m)
- Downstairs Cloakroom
- Landing
- Bedroom One
8'5 x 15'6 (2.57m x 4.72m)
- Bedroom Two
8'11 x 9'2 (2.72m x 2.79m)
- Bedroom Three
8'11 x 6' (2.72m x 1.83m)
- Bathroom
6'03 x 6'04 (1.91m x 1.93m)

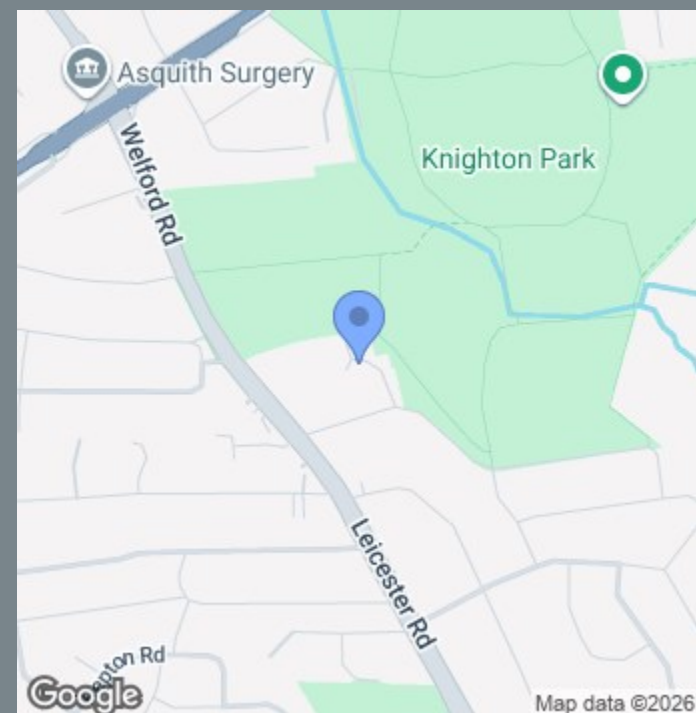


OVERVIEW

- Beautiful Family Home
- Cul De Sac Location
- Entrance Hall & Lounge
- Modern Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Parking For Two Cars & Landscaped Garden
- Viewing Is Must
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Brighton Close in Wigston is a peaceful and well-regarded cul-de-sac that offers a lovely mix of convenience, community spirit and excellent outdoor space right on the doorstep. Families are well served by highly regarded schools including Glenmere Primary, Little Hill Primary, All Saints and Wigston Academy, with Wigston College close by for post-16 education. One of the biggest attractions of this location is its proximity to Knighton Park, which sits directly opposite —offering beautifully maintained grounds, woodland walks, play areas, sports facilities and plenty of space for families, dog walkers and those who simply love being outdoors. Everyday amenities are within easy reach, with Wigston town centre providing supermarkets, cafés, pubs, independent shops and local services, while the popular Fosse Park retail destination is only a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road and M1/M69, and South Wigston train station offering convenient rail connections. With its friendly neighbourhood feel, strong school options and unrivalled access to Knighton Park, Brighton Close is a truly desirable place to call home.



THE INSIDE STORY

This lovely family home sits proudly on a corner plot in a peaceful cul de sac, enjoying beautiful views of Knighton Park to the front—an idyllic setting for anyone wanting a tranquil yet convenient location. The welcoming entrance hall features beautiful wood flooring that flows seamlessly into the lounge, creating a warm & cohesive feel. The lounge itself is a wonderful space to relax, with a large window framing views of the park and a charming feature fireplace adding a cosy focal point for evenings in. The dining kitchen is equally impressive, fitted with fresh white wall & base cabinets and complemented by wood-effect work surfaces for a modern, inviting look. The dining area offers plenty of space for a family table and chairs, making it perfect for everyday meals or hosting friends, while French doors open directly into the garden—ideal for alfresco dining or extending your living space on warm days. A downstairs cloakroom adds extra convenience to the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes, offering great storage, while the remaining bedrooms provide flexibility for children, guests, a home office or hobby room. The family bathroom features a classic three-piece suite, completing the first floor. Outside, the home offers parking for two cars and an enclosed, sun filled, landscaped rear garden that provides a lovely private space to unwind. With a neat lawn and attractive planting, it's perfect for summer relaxation, outdoor play or hosting a barbecue. With charming features, a superb layout & enviable views, this is a delightful home in a truly special location.

