



1 Brook Road, Leicester  
£500,000

# 1 Brook Road

Leicester, Leicester

Located on Brook Road, in the sought-after area of Scrattoft, this spacious three-bedroom home is ideal for family living, offering flexible accommodation in a well-connected and community-focused location.

Upon entering the property, you are greeted by a welcoming hallway that provides access to the main living areas. The property offers three well-proportioned bedrooms and two bathrooms, including an upstairs family bathroom and a convenient WC downstairs. The kitchen is well equipped with essential appliances and is ideal for everyday family use.

The multiple living spaces are designed to suit modern family life, including a main living room, a separate lounge, and a dining room that also doubles as an additional living space. This versatile area can be accessed directly from the front of the property, making it ideal for a home office, playroom, or an additional family room.

Leading through the additional living area, there is a large garden providing excellent outdoor space for families to enjoy.

An added benefit of the property is the double-door garage, offering secure parking and valuable storage.

The home is conveniently located close to a range of local amenities, including well-regarded primary and secondary schools, as well as local shops and supermarkets.









## Suraj Puri - Hortons

Unit 11, Brook Park Gaddesby Lane - LE7 4ZB

07757 788294 . suraj@hortons.co . hortons.co