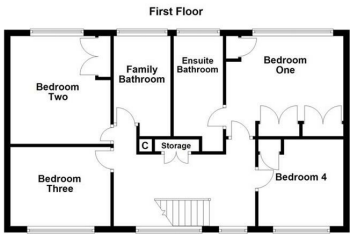
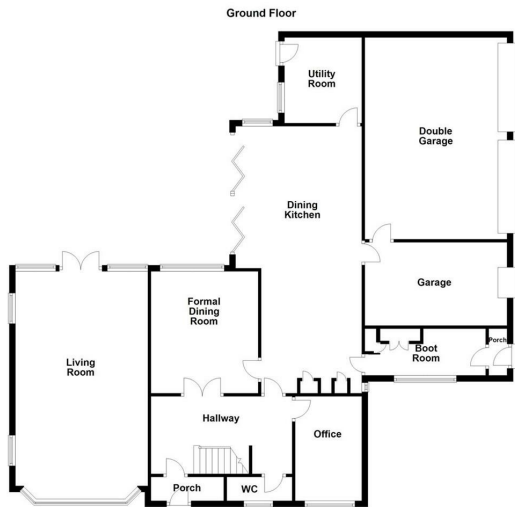


1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## Room Sizes

- Entrance Porch**  
6'5x4'2
- Hallway**
- Downstairs WC**
- Sitting Room**  
23x14'8
- Dining Kitchen**  
25'4x13'3 total (kitchen area 12'4 width)
- Utility Room**  
9'3x8'8
- Family Dining Room**  
14'9x11'8
- Study**  
12'5x9'2
- Boot Room & Side Porch**  
13x6
- Bedroom One**  
12x11'4
- Ensuite Bathroom**  
10'7x5
- Bedroom Two**  
11'8x10'2
- Bedroom Three**  
12x11'9
- Bedroom Four**  
9'07x8'9
- Bathroom**  
9'3x6'2
- Single Garage**  
18'6x8'9
- Double Garage**  
18'9x19'06



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk  
**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.  
Call us on 0116 2772277 for free advice.  
**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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Chestnut Grange, Broughton Astley LE9 6PT  
Price Guide £599,950



# The Story Begins

- Detached Family Residence With Wrap Around Garden & Three Garages
- Entrance Hall, Boot Room & Utility
- Sitting Room
- Separate Dining Room
- Fabulous Family Living Kitchen Diner
- Study
- Four Bedrooms With The Master En- Suite - Family Bathroom
- Wonderful Gardens
- Offered For Sale With No Upwards Chain
- EPC RATING tbc Council Tax Rating tbc Freehold

# Location Is Everything

Broughton Astley is a thriving village located in the Harborough district of Leicestershire. This picturesque village boasts a rich heritage & the village centre exudes a welcoming atmosphere, featuring a delightful mix of independent shops, cafés, and traditional pubs. The village is served by a range of primary and secondary schools, ensuring education for young minds. The presence of parks and playgrounds further enhances the family-friendly environment. Sports enthusiasts can enjoy the Broughton Astley Leisure Centre, which offers gym facilities, fitness classes, and communal spaces for social activities. The village is well-connected by road, with easy access to major motorways such as the M1 and the M69. Broughton Astley truly offers the best of both worlds—a serene rural setting coupled with the amenities and conveniences of modern living.



# Inside Story

Discover the exceptional charm of Chestnut Grange, a fabulous detached residence that epitomises family living at its finest. Positioned in an elevated spot, this home is offered for sale with no upward chain, presenting endless opportunities for you to make it your own.

As you enter the welcoming hall, you'll find a spacious lounge perfect for relaxation and entertaining. The separate dining room provides an elegant space for formal meals, while the family kitchen is the heart of the home. It's designed for both function and style, featuring an abundance of wall and base cupboards, ample room for a dining table, and a high vaulted roof that adds both charm and appeal. Natural light floods the kitchen, enhancing its warm and welcoming atmosphere, with doors leading directly onto the garden for seamless indoor-outdoor living. The home also includes a study, offering a private space for work or study, downstairs cloakroom and a practical boot room and utility area, creating a perfect spot for storing wellies and coats. Upstairs, you'll find four spacious bedrooms, including a luxurious master suite with its own en suite bathroom. The family bathroom is complete with a bath, shower, wash hand basin, and low-level WC, providing convenience and comfort for the whole family. Externally, Chestnut Grange is truly a gem. The spacious garden, mainly laid to lawn, is mature with shrubs and trees that lovingly wrap around the house. Additional features include three garages and ample off-road parking, ensuring all your practical needs are met.

Chestnut Grange offers a unique opportunity to live in a wonderful home that combines comfort, style, and practicality. For those seeking a bespoke family residence, this property is a must-see.

