

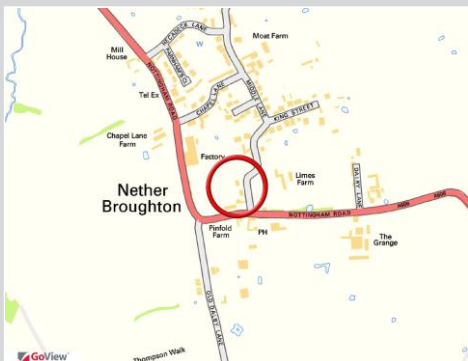


# The Chestnuts

Middle Lane | Nether Broughton | Leicestershire | LE14 3HD

  
**Bentons**

YOUR PROPERTY EXPERTS



# The Chestnuts

## Property at a glance

- A Substantial Detached Family Home
- Energy Rating D
- Four Large Reception Rooms
- Remodelled & Extended Breakfast Kitchen
- Cloakroom, Two En-suite Shower Rooms & Family Bathroom
- Four Bedrooms
- Good Sized Plot with Superb Rear Garden
- Detached Brick Double Garage
- Gas Central Heating
- uPVC Double Glazing
- Security Alarm System
- Viewing Essential to Appreciate the Size & Position

Asking Price: £495,000

Enjoying a leafy position close to the edge of this desirable village is this substantial and considerably extended four bedroom detached family home featuring four large reception rooms including a 23'6" x 14'4" garden room/games room and an impressive brick/double glazed conservatory. The accommodation also includes a refitted 'L' shaped breakfast kitchen, cloakroom, two en-suite shower rooms and a family bathroom. With off road parking for a number of vehicles, brick built double garage, the property features a completely private west facing rear garden and an in-out driveway, gas fired central heating, part uPVC double glazing and a security alarm system. The property demands inspection to appreciate the size of the interior and the position of the property.

### Accommodation

The property is entered through a uPVC double glazed front door into entrance porch with uPVC double glazed windows to both sides and through multi-paned inner doors into the reception hall.

### Reception Hall

With stairs off to first floor, understairs storage cupboards, double radiator and off is:-

### Cloakroom

Fitted with a white two piece suite comprising low level WC and wash hand basin set within vanity unit with base cupboards under and eye level units over. Tiled splashbacks.

### Through Lounge 18'1" x 11'11" (5.5m x 3.63m)

Multi-paned window to front elevation, attractive living flame gas fire set within an open grate and inset within a Minster style stone surround with matching hearth, moulded cornicing, TV aerial point and multi-paned double doors with side screens into the conservatory.

### Substantial Brick Conservatory 18'1" max x 14'5" (5.5m max x 4.4m)

With double glazed picture windows overlooking the full width patio and gardens and matching double glazed roof with blinds. Ceramic tiled flooring, double door and single door opening onto the rear garden and access off to the extended kitchen.

### Study 11'1" x 9'10" (3.38m x 3m)

Multi-paned bow window to front elevation, double radiator and telephone point. Multi-paned double doors to the dining room.





### **Spacious Dining Room/Second Lounge 19'5" x 11'11" (5.92m x 3.63m)**

Deep multi-paned bow window to the front elevation, living flame gas fire set within an ornate timber surround and mantle and marble hearth, radiator and multi-paned double doors with side screens into the kitchen.

### **Extended & Remodelled Kitchen 19'1" x 10'7" (5.82m x 3.23m)**

Fitted with a range of solid maple fronted units comprising base cupboards and eye level units over together with corner larder unit. One and a half bowl sink set within extensive ranges of work surfacing. Britannia stainless steel range cooker with five ring gas hob, twin ovens, stainless steel splashback and extractor hood over. Space for fridge/freezer and integrated Indesit dishwasher with matching front. Indian slate flooring, multi-paned window overlooking patio and garden, double glazed door to conservatory and access off to the entrance hall.

### **Breakfast/Dining Area 13'5" x 9'5" (4.1m x 2.87m)**

With a further range of base and eye level cupboards, slate flooring, kick board heater, multi-paned window to side elevation, double doors to dining room and tilt and slide patio doors to the garden room/games room.

### **Garden Room/Games Room 23'6" x 14'4" (7.16m x 4.37m)**

Currently used as a billiards room with uPVC double glazed windows and matching doors opening onto patio and garden. Two slimline heaters.

### **Galleried Landing**

On the first floor approached via a staircase from the reception hall is the galleried first floor landing with access to roof space, deep multi-paned window to front elevation and off:-

### **Bedroom One 12'2" (3.7) x 12'2" (3.7) inc. robe**

Multi-paned window to front elevation, two double and one single wardrobe with hanging rails and top boxes, further single built-in cupboard, double radiator and double doors to:-

### **En-suite Shower Room**

Fitted with a white three piece suite comprising a fully tiled shower cubicle, low level WC and pedestal wash basin. Part tiling, dressing table with six drawers, radiator and multi-paned window to the rear elevation.

### **Bedroom Two 14'1" + robes x 12' (4.3m + robes x 3.66m)**

Multi-paned windows to front and side elevations, built-in wardrobes with hanging rails and storage, dressing table with seven drawers and double radiator. Off is:-

### **En-suite Shower Room**

Fitted with a white three piece suite with chrome fittings comprising a large walk-in shower with electric shower, vanity unit with cupboard under and siphonic WC. Three quarter height tiling to all walls, multi-paned window, shaver point, coved cornicing, chrome towel rail/radiator and further double radiator.

### **Bedroom Three 11'3" x 10'2" (3.43m x 3.1m)**

Multi-paned window to front elevation, two double hanging wardrobes, base cupboard with drawers and double radiator.

### **Bedroom Four 11'2" x 7'9" (3.4m x 2.36m)**

Multi-pane window overlooking the rear garden, built-in hanging wardrobe with top box, dressing table with six drawers and double radiator.

### **Family Bathroom**

Fitted with a white Heritage three piece suite comprising a panelled bath, pedestal wash hand basin and low level WC. Full height tiling to all walls, multi-paned window, double radiator and airing cupboard with slatted shelving.

### **Outside - Front**

A particular feature of the property is its leafy location within a good sized plot. An in-out block paved driveway provides hardstanding for a number of vehicles leading in turn to a brick double garage. The front garden is enclosed by dwarf brick walling and hedging and features a number of attractive mature trees.

### **Brick Double Garage**

With electrically operated up and over door, fitted light and power, uPVC double glazed door and windows to side and rear.



### Rear Garden

The rear garden is west facing thus enjoying afternoon and evening sun and is predominately laid to shaped lawn and features a full width paved sun terrace enclosed by dwarf brick walling and enjoying a view over the garden and adjacent paddocks beyond. With the backdrop of mature trees, the garden also offers some welcome summer shade and is completely enclosed by post and rail fencing and timber panelled fencing ensuring complete privacy. In addition are ornamentally laid gravelled areas with patios, a number of shrubs and rhododendrons and in addition is a hexagonal shaped gazebo within a landscaped area in the corner of the garden. The property has an abundance of outside lighting and tap.

### Fixtures & Fittings

All fitted carpets are included.

### Services

Mains water, electricity, gas and drainage are connected to the property. The property benefits from a Nacoss approved security alarm system.

### Directions:

On entering the village from Melton Mowbray turn right into Middle Lane where the property can be found on the left hand side as identifiable by our for sale board.

### Location

Nether Broughton lies between Melton Mowbray and Nottingham. The village is now well known for the pub/restaurant The Anchor which has an excellent reputation. The A606 offers fast access to Nottingham and Melton Mowbray, the A46 at Hickling Pastures providing access to Leicester, Bingham and Newark. The village is situated on the edge of the renowned Vale of Belvoir well known for its unspoilt villages and numerous country walks/pursuits.





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- Buyer's Protection should your purchase fall through
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- Work out what is affordable for you
- Recommend the very best product available
- Complete all the necessary paperwork
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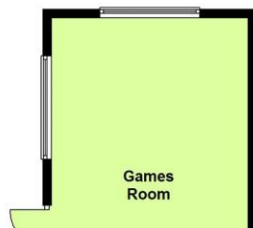
Ground Floor



First Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

N.B. All measurements given. According

not been tested (unless otherwise stated) and no warranties can be made to substitute an offer or contract.



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N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.





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