



CHESTNUT COTTAGE - NASEBY



CHESTNUT COTTAGE, NASEBY, NORTHAMPTONSHIRE. NN6 6DD

LOCATION

The Northamptonshire village of Naseby is situated approximately six miles from the town of Market Harborough. The village offers essential day to day amenities to include a local shop, public house, a popular café, a primary school, a church dating back to the 13th / 14th century, village hall and dance school. The village features excellent outdoor amenities include a large recreational ground, multi-purpose sports courts, and a children's playground.

ACCOMMODATION

Accessed via a composite door with brass hardware and courtesy lighting.

ENTRANCE HALL

All principal accommodation off. Solid oak flooring, window to right and left elevation, coved cornice to ceiling.

CLOAKROOM

Low flush, push button w.c., vanity drawer unit with contemporary inset sink and tiled splash back.

SITTING ROOM

Coved cornice to ceiling, solid oak flooring, windows to front and side elevation, feature marble fireplace with cast iron inset housing working open fire. Archway through to:

DINING ROOM

Coved cornice to ceiling, window to side elevation, glazed sliding doors leading out onto the garden, solid oak flooring.

FULLY FITTED DINING KITCHEN

Wide range of base and drawer units with Silestone preparation surface over, integrated single oven with induction hob over, splash guard to rear and concealed extractor above, space and plumbing for dishwasher, integrated fridge / freezer, single Belfast sink with Quooker tap over, complementary range of eye-level units, coved cornice to ceiling, low voltage spot lights to ceiling, windows to front elevation, ceramic tiled flooring, door through to:

UTILITY ROOM

Range of base units with Silestone preparation surface over, complementary upstand, inset stainless steel sink, space and plumbing for white goods, eye - level unit, part glazed door to rear elevation, window to rear elevation, ceramic tiled flooring, coved cornice to ceiling.

OFFICE

Glazed sliding double doors opening out onto the garden, solid oak flooring, coved cornice to ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Window to rear elevation, Velux window to rear elevation, loft access.

MASTER BEDROOM

Windows to front and side elevation, fitted double wardrobe providing storage and hanging.

EN-SUITE

Fully tiled shower enclosure with glazed screen and wall mounted fittings with raindrop shower head, low flush push button w.c., double width vanity unit with drawer storage and wash hand basin over, tiled splash back and anti-fog illuminated mirror, porcelain tiled floor, window to front elevation, low voltage spot lighting.

BEDROOM TWO

Windows to three elevations.

BEDROOM THREE

Window to side elevation, walk in wardrobe with lighting.

BEDROOM FOUR

Window to front elevation.

FAMILY SHOWER ROOM

Fully tiled glazed double shower enclosure with wall mounted fittings, hand held shower attachment and fixed raindrop shower head, double width vanity unit with drawer storage and wash hand basin over, tiled splash back and anti-fog illuminated mirror, porcelain tiled floor, window to rear elevation, low voltage spot lighting.



OUTSIDE

To the front of the property the boundary is depicted by a brick wall to front and side, flanked with established hedging, an expanse of block paved area provides for off road parking and benefits from an electric charging point. A timber gate to the side leads through to the rear garden. The boundary is depicted by a combination of brick walling and close boarded timber fencing. The area has been designed for modest maintenance and has a good expanse of patio perfect for all outdoor entertaining and al-fresco dining, the overall effect is softened by an area of lawn and specimen planting. There are outdoor sockets and tap.

Particulars prepared April 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

naylorsestateagents.com

01858 45 00 20

Make the move

