

Chestnut Drive

Bushby, Leicester

Asking Price: £595,000



Oliver Rayns
ESTATE AGENTS



- Exceptional Plot Positioned Within Quiet Bushby Cul-De-Sac
- Expansive Gardens Offering Outstanding Privacy & Space
- Double Garage Providing Storage Or Conversion Potential
- Sweeping Driveway Allowing Ample Parking For Multiple Vehicles
- Significant Scope To Extend STPP
- Flexible Layout Across Two Floors Offering Great Versatility
- Highly Sought After Schooling Catchment Ideal For Families
- Beautiful Mature Surroundings Enhancing Peaceful Village Setting
- No Onward Chain
- Two Spacious Bedrooms

A rare opportunity in a quiet Bushby cul-de-sac, offering a generous plot, expansive gardens and huge potential to extend or remodel. With a double garage, spacious layout and excellent schooling nearby, this home is perfect for buyers seeking space, privacy and future scope, available with no onward chain.

Tucked away at the end of a peaceful cul-de-sac in Bushby, this standout detached home occupies one of the largest and most private plots on the road. Coming to market for the first time in decades, it represents a truly rare opportunity to secure a home with scale, seclusion and remarkable potential. Set well back behind a generous frontage with a sweeping driveway and double garage, the moment you arrive you can sense the scope this property offers for those with imagination and ambition.



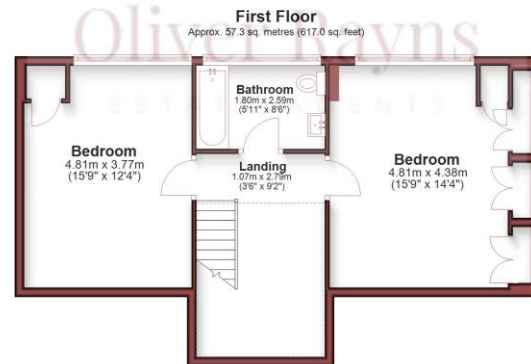
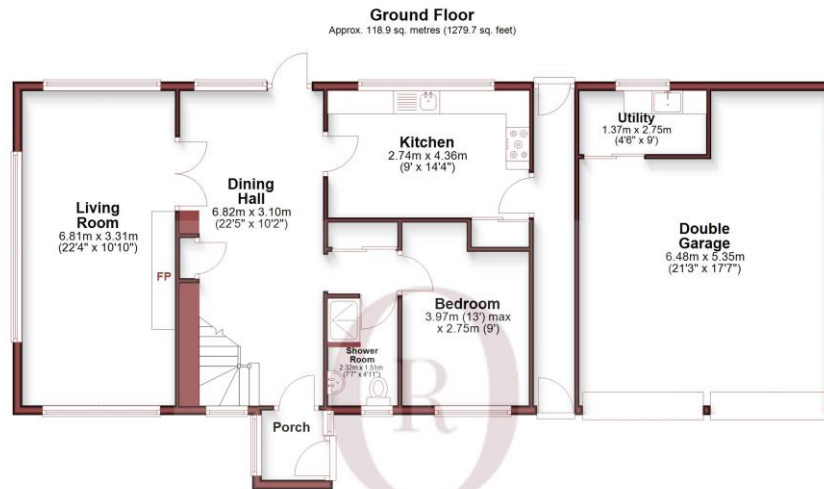
Inside, the home offers an inviting and versatile layout across two floors. A spacious central hallway leads to generous living and dining spaces filled with natural light, while the kitchen, utility and ground-floor bedroom provide excellent practicality. The shower room completes the ground floor. Two further double bedrooms and a family bathroom sit on the first floor, each enjoying elevated views over the gardens, making the overall footprint ideal for families or those wanting flexible living arrangements.

Wrapped in mature gardens and surrounded by greenery, the plot is exceptional. The rear garden stretches out beautifully—wide, private and wonderfully open—creating an inspirational backdrop for anyone considering redesigning the existing layout or dramatically extending the home, subject to planning. With its broad footprint, versatile arrangement over two floors and direct access from the house into the double garage, the potential to transform this into a substantially larger, contemporary family home is significant.

Bushby is renowned for its strong sense of community and long-term appeal, but the location of this home elevates it even further. The property sits within easy reach of highly regarded local schooling, including access to popular primary schools and the sought-after Gartree and Beauchamp catchments, making it an outstanding option for families planning ahead.

Bushby has the most scenic countryside walks, village shops, eateries and convenient routes into Leicester and the surrounding villages all lie close by, offering both tranquillity and accessibility in equal measure.





Total area: approx. 176.2 sq. metres (1896.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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