

Alexanders

Barton Road  
Carlton







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# Field House

Barton Road, Carlton

- Impressive detached family home
- Outstanding plot of half an acre
- Private driveway and detached double garage
- Two spacious reception rooms
- Stunning open plan kitchen
- Four double bedrooms
- Large decked area
- Potential to extend property
- EPC Rating D / Council Tax Band G / Freehold

## General Description

Alexanders of Market Bosworth offer to the market this impressive, detached family home set on an outstanding plot of circa half an acre surrounded by glorious rolling countryside and within walking distance of the excellent village pub.

## Accommodation

The property boasts a manicured frontage with a private drive way and detached double garage, with fabulous south facing private formal gardens to the rear laid mostly to lawn, with established hedgerow, large decked area directly to the rear of the property, with the inclusion of a substantial covered seating terrace further down the garden.

Field House is set back from the road and sits within half an acre, enjoying stunning views across open countryside from all aspects, the property boasts a generous internal layout centred around an impressive entrance hall expect to find well maintained living accommodation to include; two large reception rooms, impressive open plan kitchen living room, utility room, boot room and downstairs WC. Upstairs are four double bedrooms and two bathrooms.

Subject to the necessary consents, there is considerable potential to extend the property to the rear and add to this truly unique and special family home.







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## Location

Carlton is one of the most sought after settlements in Leicestershire, just a mile away from the beautiful historic market town of Market Bosworth. The setting is within some of the country's most wonderful countryside with endless walks, canals, open fields and offers superb transport links to Birmingham, Leicester, Nottingham and London.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected and central heating is fuelled by oil.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leicester, LE10 0FR (Tel: 01455 238141). Council Tax Band G.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



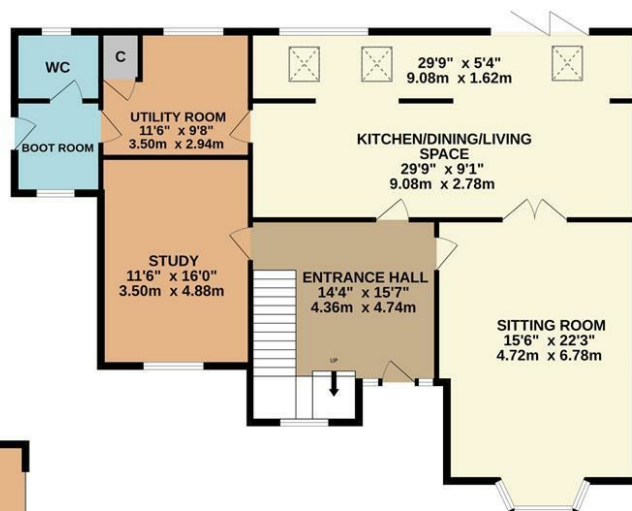




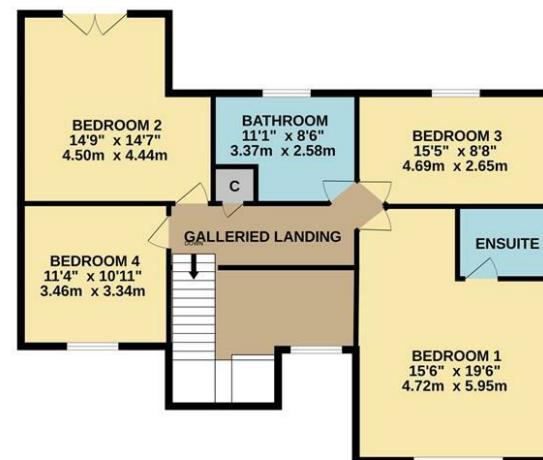
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GROUND FLOOR  
1681 sq.ft. (156.2 sq.m.) approx.



1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2727 sq.ft. (253.4 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

**Alexanders**

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## Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



