

Alexanders



Main Street

Carlton





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## Carlton

- Family home positioned in a sought after village
- Situated on one quarter of an acre land
- Five spacious bedrooms
- Open plan contemporary dining kitchen
- Planning permission to convert large loft area
- South facing rear gardens
- Integral oversized double garage
- Open views across farmland to the rear of the property
- EPC Rating C / Council Tax Band G / Freehold

### General

Alexanders welcome to the market this individually designed five bedroom, four bathroom detached family residence positioned in the heart of the much revered village of Carlton, just 2 miles from historic Market Bosworth.

### Accommodation

Situated on 0.25 of an acre and positioned in the heart of the pretty village of Carlton, this generous family home is set back from the road behind lawned front gardens and a private driveway that leads in turn to the integral double garage. The south facing rear gardens benefit from open views across farmland to the rear. Laid mostly to lawn, there is established hedging to surround, raised sleeper vegetables patches and a large flagstone laid seating terrace to the immediate rear of the property creating a superb space for entertaining.

Internally, the accommodation is laid across two floors boasting an substantial 2759 square feet centred around the impressive vaulted and glazed entrance hall with galleried landing give access to five spacious reception areas including home office / study, dining room, formal sitting room with direct garden access, and a lovely family room that leads from the open plan contemporary dining kitchen. There is also a w.c., utility room and integral oversized double garage.

Upstairs are five double bedrooms. Bedrooms one, two & three all boast separate dressing rooms and en-suite facilities, and bedrooms four and five are served by a generous and contemporary family bathroom. The property also benefits from a large loft room that has been utilised by the current owners as a Games Room but has full planning permission to convert into living accommodation should further space be required. It could also increase to over 3300 square feet.





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### Location and Distances

The sought-after village of Carlton is situated just two miles from Market Bosworth. This much favoured market town has a thriving community and plays host to a range of independent shops and eateries. There is a weekly market and a monthly farmers' market held in the historic square. The area is well known for its schooling, including The Dixie Grammar School and Twycross House School, amongst many others.

Despite its tranquil and secluded setting, the property is well-connected with excellent communication links. There is a train service from nearby Nuneaton to London Euston taking from 1 hour. By vehicle, the M42 and M69 are easily accessible.

Market Bosworth 2 miles, Leicester 16 miles, Birmingham 29 miles, Dixie Grammar School 2 miles, Twycross House School 6 miles, Birmingham Airport 26.1 miles, East Midlands Airport 17.9 miles, Nuneaton Train Station 11 miles, Nuneaton - London - 75 mins.

### 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 to the property. Central heating is fuelled by oil.

### Local Authority

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR (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.

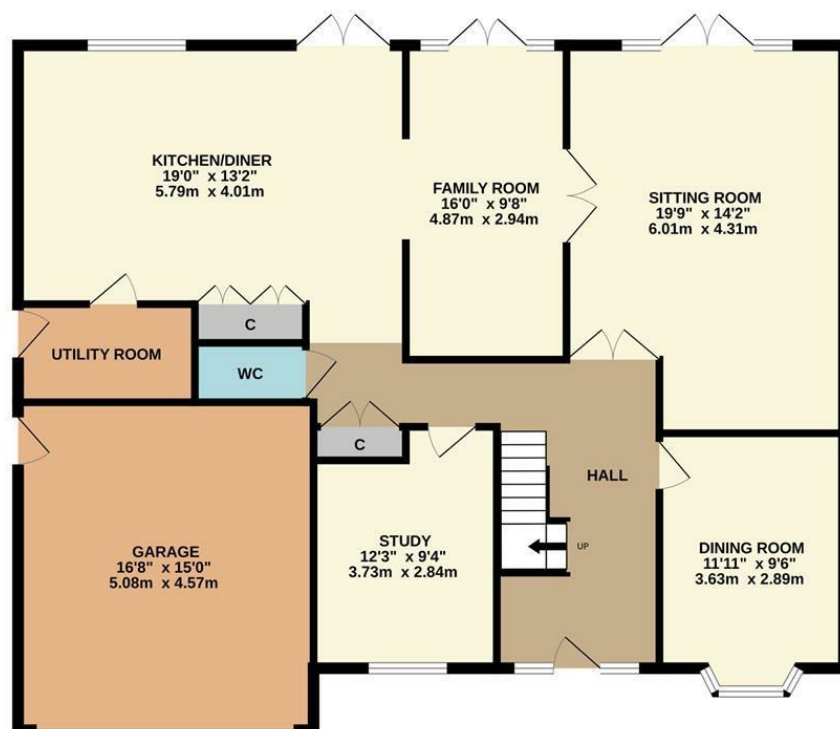
### Money Laundering

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. This evidence will be required prior to solicitors being instructed.

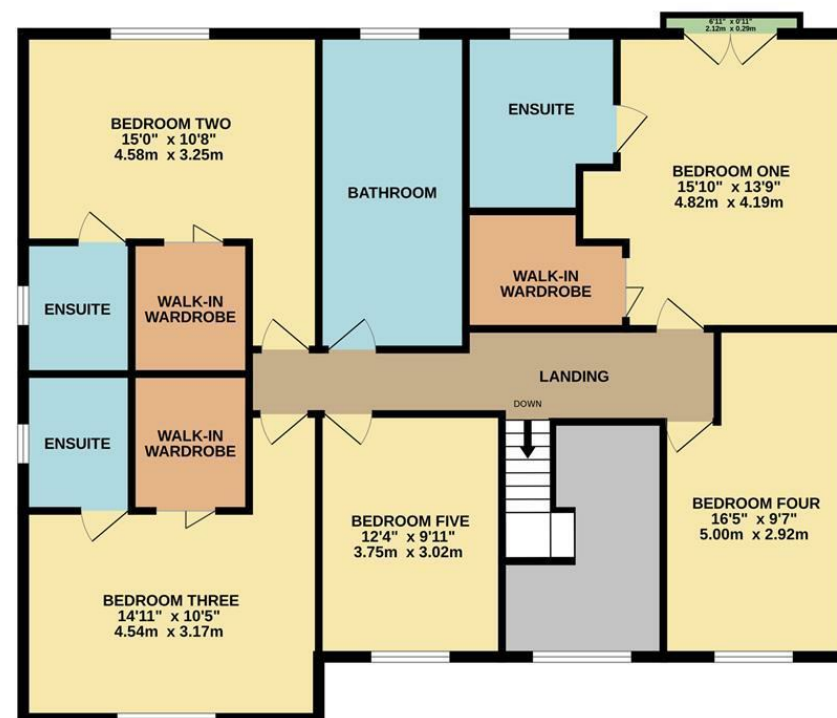




GROUND FLOOR  
1382 sq.ft. (128.4 sq.m.) approx.



1ST FLOOR  
1377 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA : 2759 sq.ft. (256.3 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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**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.



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