



2 Field Farm Main Street,
Carlton,
Nuneaton, CV13 0BQ





£675,000

GENERAL

A wonderful village house with superb views in exclusive courtyard development. The property has been much improved in recent years and has been exquisitely styled by the present owners. At the heart of the house is a sensational living kitchen with garden room. On the ground floor there is also an elegant sitting room. To the first floor there are four beautiful bedrooms with an en-suite to both the master and guest bedrooms plus a luxurious bathroom. Outside, there is a double garage and landscaped rear garden from which the views can be enjoyed.



LOCATION

The village of Carlton is set in the picturesque countryside of West Leicestershire and is an ideal location for families looking for a mixture of rural living with easily accessible transport links and excellent nearby amenities. There is a pub in the village and some beautiful walks in the surrounding area. Market Bosworth is close by where there is an excellent range of schools, shops, restaurants and pubs.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door into reception hall.

RECEPTION HALL

An impressive introduction to the house. There is a superb oak staircase with glass balustrade rising to the first floor, an oak boarded floor, understairs storage cupboard, central heating radiator and door to cloakroom.

CLOAKROOM

With low flush lavatory, wash hand basin in vanity unit, part tiled walls and central heating radiator.

SITTING ROOM

22'6" x 13'7"

An elegant room with French door opening onto the garden. There is a fireplace with coal effect LPG gas fire and an oak boarded floor. Two central heating radiators.

LIVING KITCHEN

30'8" x 11'8"

A sensational open plan living space. The kitchen area is fitted with a stylish range of base and wall cabinets with polished quartz work surfaces. There

is a central island unit with integrated "Neff" induction hob with extractor over. Set into the work surface, there are two retractable plug sockets with wireless and USB charging points. A range of full height cabinets fills one wall where there is a larder drawer and pantry unit. A Belfast sink is set into a run of base units. Integrated appliances include two self cleaning "Neff" ovens, a "bean to cup" coffee machine and a combination microwave also by "Neff". There is a "Neff" integrated dishwasher, full height larder fridge and freezer. Tiling to the floor, inset ceiling spotlights, two central heating radiators.

The kitchen opens into the garden room.

GARDEN ROOM

Bi fold doors open onto the terrace. There is a contemporary wood burner, tiled flooring and central heating radiator.

UTILITY ROOM

6'7" x 5'3"

Base unit with hardwood work surface, plumbing for washing machine and central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor galleried landing.

GALLERIED LANDING

Opening off the landing are the bedrooms and family bathroom.

MASTER BEDROOM

12'7" x 12'

A beautifully decorated room with superb views over the garden towards Market Bosworth. Central heating radiator.

EN-SUITE

Double shower enclosure with rainfall and hand held shower attachments, wash hand basin with marble counter top and cupboard beneath, low flush lavatory, heated towel rail. Tiling to the floor and walls.

DRESSING ROOM

With hanging rails and shelving.



BEDROOM TWO

11'8" x 11'3"

With views over the garden and fields beyond. Fitted wardrobes and central heating radiator.

BEDROOM THREE

12'3" x 7'9"

Bank of fitted wardrobes. Central heating radiator. Skylights.

BEDROOM FOUR

11'4" x 10'3"

A pretty room with fitted wardrobe. Central heating radiator. (First measurement includes the wardrobes). Door to en-suite.

EN-SUITE

With a double shower enclosure, floating wash hand basin, low flush lavatory, heated towel rail, fashionable tiling to the floor, part tiled walls.

FAMILY BATHROOM

A luxurious bathroom with a wonderful feature bath tub with illuminated shelf behind, an oval wash hand basin set on traditional wash stand, low flush lavatory and traditional heated towel rail. Tiling to the floor and walls.

OUTSIDE

To the front of the house there is a block paved parking area opening onto which is the GARAGE with an electric roller shutter door.

THE MAIN GARDEN

There are stunning views across open countryside from the rear garden. Immediately

adjoining the house, there is a terraced area ideal for outdoor dining and entertaining. The garden is mainly lawned with mature shrubs and there is a gazebo at the end with post and rail fencing running along the field side boundary.

NOTES

The property is fully alarmed by ADT with full CCTV system and remote access. The barn is in a courtyard setting and accessed via a shared drive.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





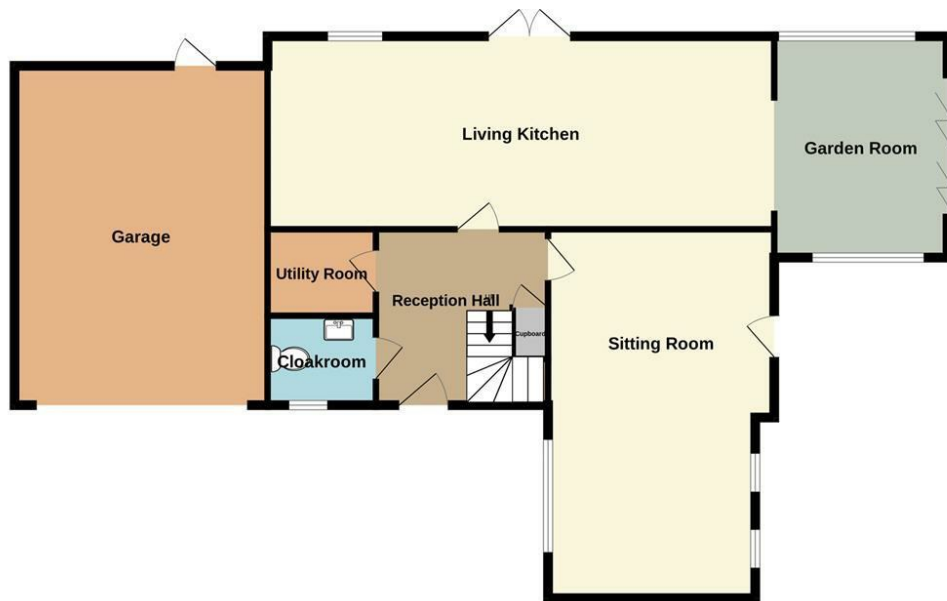








Ground Floor



1st Floor



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.
Made with Metropix ©2024



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk