



4 Bedroom House - Detached
located on Main Street, Nr Market
Bosworth
Guide Price £750,000

 **UP** Estates



****DETACHED HOME WITH LAND - CENTRAL VILLAGE OF CARLTON OPPORTUNITY - OVER AN ACRE OF LAND INC DWELLING - SPACIOUS SIDE VEHICULAR ACCESS TO REAR GARDEN/FIELD - UNIQUE FAMILY LIVING POTENTIAL - DETACHED HOME CIRCA 1,300sq ft**** Rare opportunity to own a lovely family home, or possible even an opportunity to extend/develop the property even further! Situated to the middle of main street, right in the heart of the village of Carlton, nr Market Bosworth, Up Estates are excited to bring to the market this unique property. With a field to the rear, and land totalling circa an acre, not only does one have ample garden space, but there are also rolling country field views to the rear providing an uninterrupted outlook. The property itself boasts spacious rooms, and three upstairs bedrooms all with fitted wardrobes, as well as converted garage to the ground floor which offers flexibility as a further 4th Bedroom or office or play room. The main lounge has a feature log burner, as well as original five finger parquet flooring. There is a downstairs WC/Utility space offering practicality, as well as externally driveway parking for multiple vehicles, and substantial side elevation access wide enough for larger vehicles to access down the side and to the rear. Call us now to enquire further and arrange your viewing. Please note the adjacent property, Windhover no.69, is also owned by the same vendor and is also available for sale via further discussion.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting



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- NO CHAIN - AVAILIABLE NOW
- DETACHED HOME + OVER AN ACRE OF LAND
- CENTRAL SOUGHT AFTER VILLAGE LOCATION
- SUSBTANTIAL SIDE VEHICLAR ACCESS TO REAR GARDEN/FIELD
- THREE/FOUR BEDROOM HOUSE
- PROPERTY OVER 1,3000 SQ FT
- SUPERB FAMILY LIVING POTENTIAL
- FIELD TO REAR OFFERING FLEXIBLE USAGE
- OPEN COUNTRY VIEWS TO REAR ASPECT
- INDICATIVE BOUNDARY OF THIS PROPERTY IN BLUE. ADJACENT PROPERTY BOUNDARY IN RED



vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

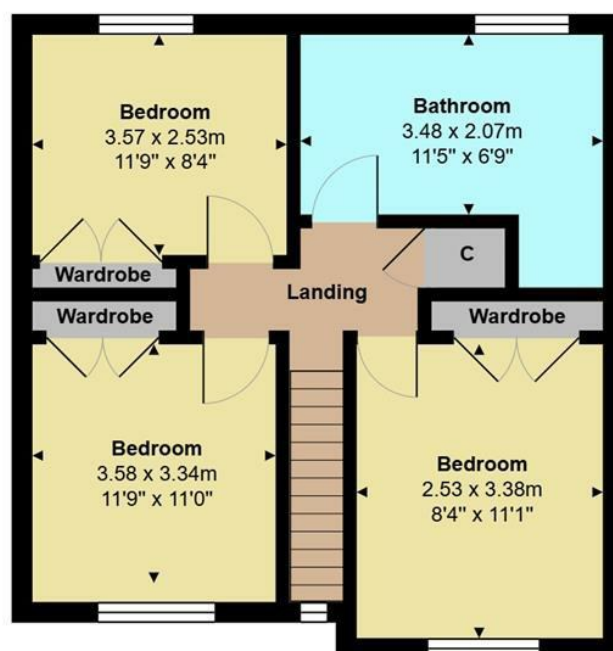
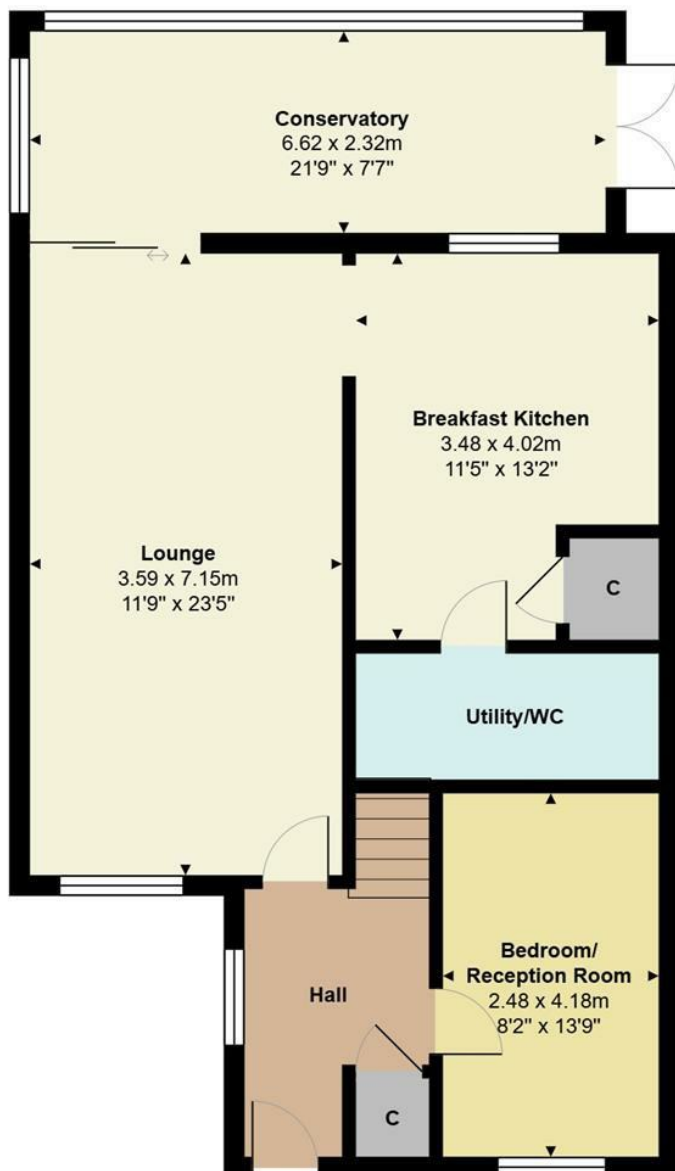
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Main Street, Carlton, Nr Market Bosworth





Total Area: 128.0 m² ... 1378 ft²

All measurements are approximate and for display purposes only

CONTACT

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