



Main Street
Carlton



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Carlton

- An exceptional bespoke family home
- Set in just under half an acre
- Open plan kitchen/living and dining area
- Three further reception rooms
- Four double bedrooms, all benefitting from an ensuite
- Landscaped rear gardens with covered seating area
- Idyllic village location
- Integral garage and private gated driveway
- EPC Rating B / Council Tax Band G / Freehold

General Description

A quite exceptional private family home set in the heart of the much revered local village of Carlton, surrounded by glorious rolling countryside and within walking distance of the excellent village pub.

Constructed in 2021 this stylish, modern family home was built to a bespoke and exacting specification, and has been maintained to an exceptional standard since. Set in a plot of just under half an acre circa 0.46 acres, including a gated private drive and generous formal gardens.

The main house provides almost 3000 square feet of exceptional living space. Laid across three floors, expect to find an exceptional internal specification including zoned under floor heating downstairs, hardwood bespoke joinery throughout, remotely operable blinds, a bespoke glass and hardwood main staircase, mood lighting options and a full 'Ring' system.

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, canal, open fields and offers superb transport links to Birmingham, Leicester, Nottingham and London.





Accommodation

In total accessed off the impressive hall there are four main reception areas on the ground floor consisting of formal sitting room, home office, gym/formal dining room and open-plan kitchen incorporating a living and dining area. The kitchen provides a full compliment of excellent quality appliances. The work surfaces are all granite, and this level of detail is continued through into the utility room. Accessed from the utility room is the plant room and w.c, as well as an access door to outside. There is also an additional w.c. accessible from the main reception hall.

Upstairs, positioned off the galleried landing, are four double bedrooms in total all with en suite facilities and with bedrooms one and two offering walk in dressing areas. The principal bedroom suite is of particular note, providing large dressing room area, beautifully appointed four piece bathroom and balcony affording impressive views across the grounds and open countryside to the rear.

The Outside

Externally the plot encompasses a gated large tarmac driveway, large covered seating area and landscaped gardens accessed via the family kitchen.

With gardens laid mostly to lawn and views into neighbouring paddocks.

Agents Note

Please note there is ongoing landscaping to the fence to the left hand side of the property, like for like fencing has been added for the purposes of marketing.

Viewings

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

Tenure

Freehold.

Local Authority

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

Services

We are advised that mains electricity, water, and drainage are connected. The property has air source heating.

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.

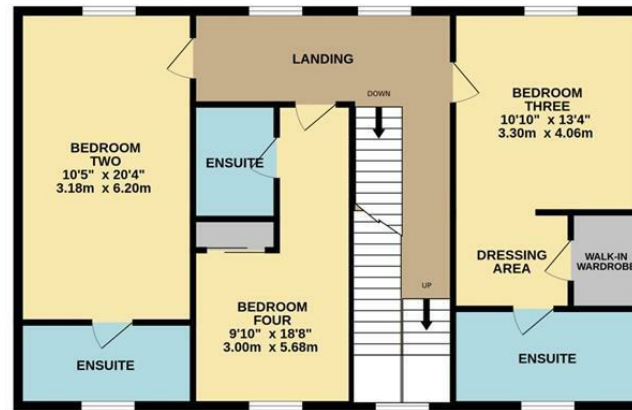
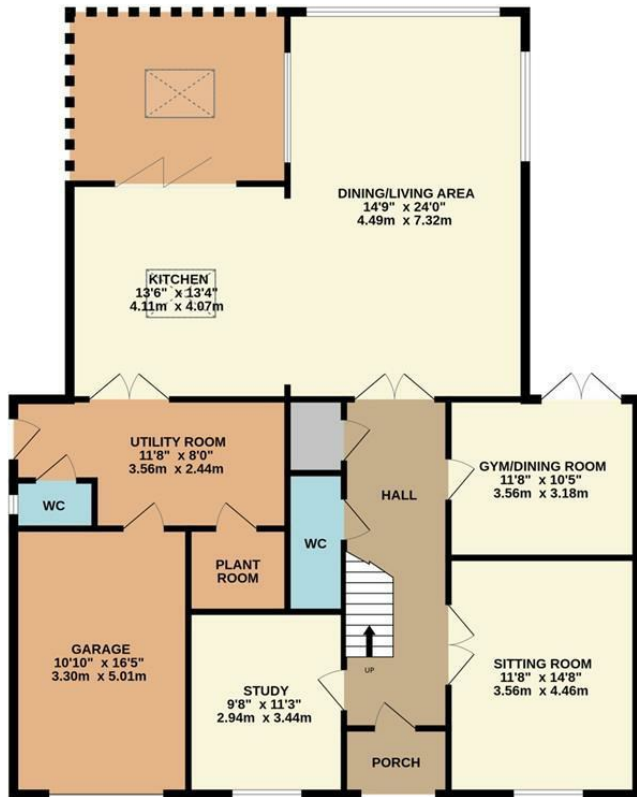
Money Laundering

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.





A Architects



TOTAL FLOOR AREA : 3146 sq.ft. (292.3 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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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.

