



Orton Close

Carlton



If I lay here, if I just lay here will you be with me and just forget the world.

Alexander

Orton Close

Carlton

- Beautiful detached four bedroom family home
- Constructed in 2012 by Messrs 'Springbourne Developments'
- Finished to a high standard throughout
- Situated in a private cul-de-sac in the village of Carlton
- Large kitchen/diner and two further reception rooms
- Beautifully upgraded bathrooms
- Landscaped private rear gardens
- Stunning countryside views to the rear
- EPC Rating C / Council Tax Band G / Freehold

General Description

Alexanders of Market Bosworth are delighted to introduce to the market a beautiful, detached family house built in 2012 by Messrs 'Springbourne Developments'. The property is nestled in a small development of three homes in the delightful village of Carlton, a stone's throw from the historic town of Market Bosworth.

The property is beautifully designed with clean, contemporary interiors finished with high quality fixtures and fittings. The floor area is over 2,500 square feet and affords double glazing and oil fired central heating throughout.

Location

The sought-after village of Carlton is situated just 1.5 miles from Market Bosworth and has its own public house and village Church, with the much favoured nearby market town offering a range of independent shops, eateries and a monthly farmers' market. The area is well known for its schooling, including The Dixie Grammar School and Twycross House School. There is a train service from nearby Nuneaton to London Euston taking from 1 hour. By vehicle, the M42 and M69 are easily accessible.

Distances

Leicester 14 miles, Birmingham 34 miles, Nottingham 29 miles, Derby 31 miles, Nuneaton Railway Station 11 miles, East Midlands Airport 18 miles and Birmingham International Airport 32 miles (Distances are approximate)





Alexanders

Accommodation

The living accommodation briefly comprises: Spacious vaulted entrance hall, large sitting room with inset log burner and bifold doors to the rear garden. There is also a formal dining room with bay window, modern dining kitchen, WC, utility room and pantry to the ground floor.

To the first floor are four double bedrooms, the principle and guest suites affording impressive ensuite facilities and built in wardrobes. The family bathroom serves bedrooms three and four.

The Outside

Externally the property affords landscaped front and private rear gardens with superb open views across neighbouring paddock land. There is a large, paved seating terrace directly to the rear of the property and a triple width driveway and double integral garage to the front.

Viewing

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 is serviced by oil fired central heating.

Measurements

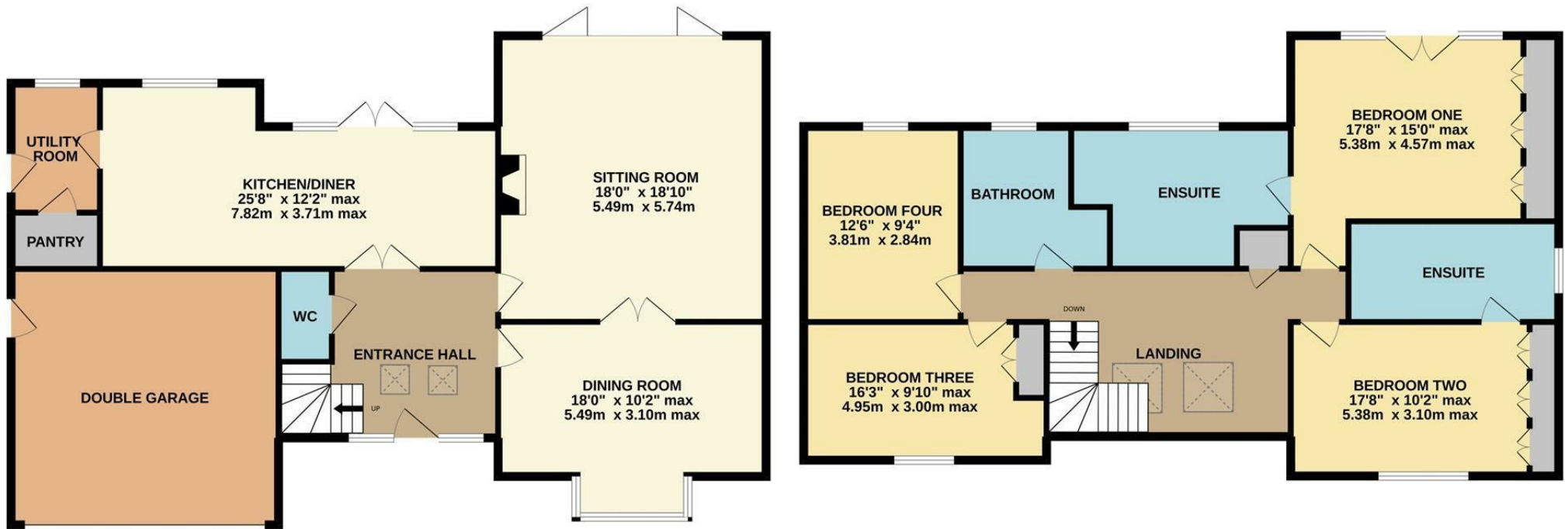
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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. 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.







TOTAL FLOOR AREA : 2568 sq.ft. (238.6 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.

Made with Metropix ©2022



Viewing by appointment only

Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

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.

