



## Main Street

Carlton







# The Old Barn

## Main Street, Carlton

- A delightful and charming four bedroom cottage
- Located in the small historic village of Carlton
- Positioned in a small courtyard
- Sitting room features an impressive vaulted ceiling
- Off-road parking and access to the double garage
- Surrounded by beautiful countryside
- Private courtyard garden
- EPC Rating E / Council Tax Band F / Freehold

### General Description

Alexanders of Market Bosworth offer to the market a delightful and charming four bedroom cottage situated in the small historic village of Carlton.

The property is set in a small courtyard with off-road parking and access to the double garage.

Internally expect to find a wealth of living accommodation, comprising in brief; Entrance porch, w.c, cloaks cupboard, kitchen/diner with stairs rising to reception room/study. An inner hall provides access to the family bathroom and two double bedrooms. Beyond is the main sitting room with impressive vaulted ceiling, feature fireplace and doors out onto the courtyard garden. There is a second staircase leading to the third double bedroom.

To the side and rear is a small courtyard area affording a high degree of privacy laid to paving with several seating areas, borders and access to the gravel drive and double garage.

### Location

Surrounded by beautiful countryside, this quintessential cottage is positioned a short distance from revered Market Bosworth and its' superb array of shops and restaurants. There is also a farmers market held in the market place every month.









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**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 F.

**Services**

We are advised that mains gas, electricity, water, and drainage are connected.

**Measurements**

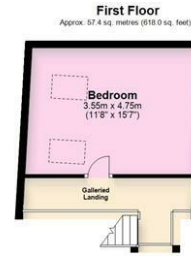
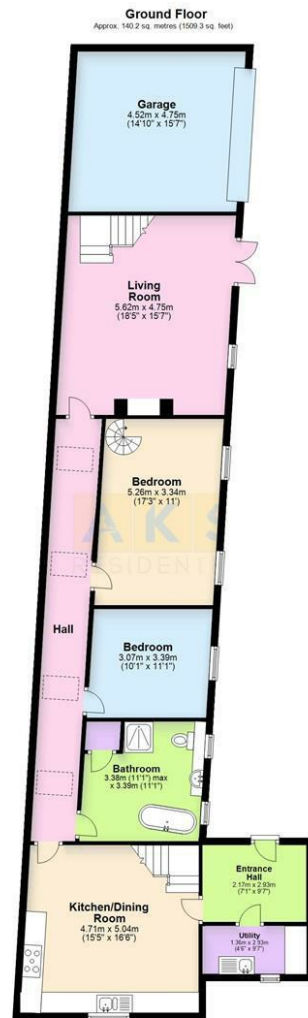
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**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 area: approx. 197.6 sq. metres (2127.3 sq. feet)



Viewing by appointment only

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: [mbsales@alexanders-estates.com](mailto: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.