

Alexanders



Seven Oaks

Main Street, Carlton





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- Exceptional detached family home
- Located in the sought after village of Carlton
- Versatile accommodation with five reception rooms
- Five good-sized bedrooms and three bathrooms
- Beautifully manicured frontage with private driveway
- Expansive private rear gardens
- Double garage
- EPC Rating D / Council Tax Band F / Freehold

General Description

Alexanders Market Bosworth offer to the market an exceptional opportunity to acquire this detached family home set on an outstanding plot of circa 1/3 of an acre with over 3,300 square feet of accommodation, offering huge development potential on arguably one of the most popular roads in the area.

Sevenoaks occupies an enviable position in the heart of the ever sought after village of Carlton, a stone's throw from Historic Market Bosworth and its' amenities.

Subject to the necessary consents there is considerable potential to extend/remodel the property and add to this truly unique and special family home.

Location

With a thriving community, a superb public house and church, and yet just a stones throw from further amenities in the neighbouring Market Bosworth, this small hamlet has become one of the most sought after settlements in Leicestershire with some of the country's most wonderful countryside with endless walks, the Ashby canal, open fields and a history going back to the Tudors and beyond.





Accommodation

Currently, in brief expect to find five bedrooms, three bathrooms, five reception rooms, kitchen and utility room. All rooms are of generous size and some may benefit from modernisation to suit modern tastes, however with a gross internal area of around 3,300 square feet across two floors the property offers huge potential for the growing family. Part of the property could also be converted into a self contained living space without the need to extend.

The Outside

Set back from the road the property boasts an impressive frontage with beautifully manicured frontage with private driveway and access into the double garage, with fabulous private formal gardens to the rear laid to lawn with a expansive seating terrace and sumptuous cottage borders, creating an arrangement of textures and colours, backing directly onto neighbouring farmland, all set within a plot of circa 0.3 acres.

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, electricity, water, and drainage are connected. Oil and electric 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 : 3336 sq.ft. (310.0 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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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.

