



Orton Close

Carlton







Alexanders



# Orton Close

## Carlton

- Fantastic detached family home in sought after village
- Built by Springbourne Homes in 2012
- Block paved driveway for three vehicles and an oversized garage
- Beautifully landscaped rear garden
- Lovingly maintained, remodelled and extended in 2018 by current vendors
- Two formal reception rooms and a kitchen/breakfast room
- Four bedrooms, family bathroom and two en-suites
- Principal bedroom suite with dressing room
- EPC Rating C/ Council Tax Band F/ Freehold

### General Description

Alexanders welcome to market this beautifully modern, four double bed roomed detached family house in the sought-after village of Carlton. Construction by the revered and award-winning Warwickshire based developer Springbourne Homes back in 2012 as part of a small individually designed development.

The property has an attractive frontage with block paved driveway to the front, providing parking for three vehicles and access into the generous garage. The rear garden has been fully landscaped with several seating areas, laid mostly to lawn with an abundance of colour within the borders, kept private by established trees and hedges to surround.

### Location

The ever popular village of Carlton is placed two miles from the quaint, historic market town of Market Bosworth with its selection of independent shops, public houses, and eateries. There is a farmers' market held every month, recreational and sporting opportunities abound, and a thriving community amongst its neighbouring villages. The area is well known for its schooling, including The Dixie Grammar School in Market Bosworth and nearby Twycross House School, amongst many others.







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## Accommodation

Since owned the current vendors have extended, updated, remodelled and improved with no expense spared. Expect to find a well-thought out internal floor area, cleverly designed to incorporate many modern conveniences. The entrance hall gives access to a bay fronted dining room, large living room with log burning stove and bifold doors.

The kitchen and utility areas have been extended over recent years and boasts an impressive central island/ breakfast bar, fully fitted with high end appliances and door through to large utility. There is also a WC to the ground floor.

Upstairs are four double bedrooms and three bathrooms, with the principal room having walk in dressing room and stylish en-suite.

## Viewings

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

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil fired heating.

## Local Authority

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

## 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. 202.1 sq. metres (2175.0 sq. feet)



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**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.



