

Alexanders



Main Street

Carlton

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- High specification family home
- Contemporary aesthetics with state of the art technology
- Open-plan living kitchen
- Three reception rooms
- Utility room
- Four double bedrooms and four bathrooms
- South-facing gardens and countryside views
- Private driveway and integrated garage
- EPC Rating C/ Council Tax Band G/ Freehold

General Description

Alexanders are absolutely thrilled and proud to offer this outstanding, unique and contemporary family home located within the unspoilt ever popular village of Carlton just 2 miles from the historic Market Bosworth.

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.



Accommodation Summary

The internal layout boasts over 3,100 sqft which is accessed via an impressive entrance hall opening into the formal sitting room, open-plan living kitchen, utility room, pantry and cloakroom/w.c. To the first floor is a generous family room with bi-folding doors, a Juliet balcony and bespoke bar with cabinets and a six seater high table. There is also a bedroom with a dressing room and en-suite facilities, a second bedroom and a family bathroom. There are a further two bedroom suites on the second floor both affording dressing rooms and en-suite facilities, noting all floors have been fitted with air conditioning.

The property is finished to a first-class standard and affords a high-class specification throughout. Since our client purchased the property from new in 2020 they have invested considerably in a plethora of indoor features and outdoor landscaping with south-facing vistas across open countryside towards Market Bosworth.

Viewings

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

Tenure

Freehold.

Services

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

Local Authority

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

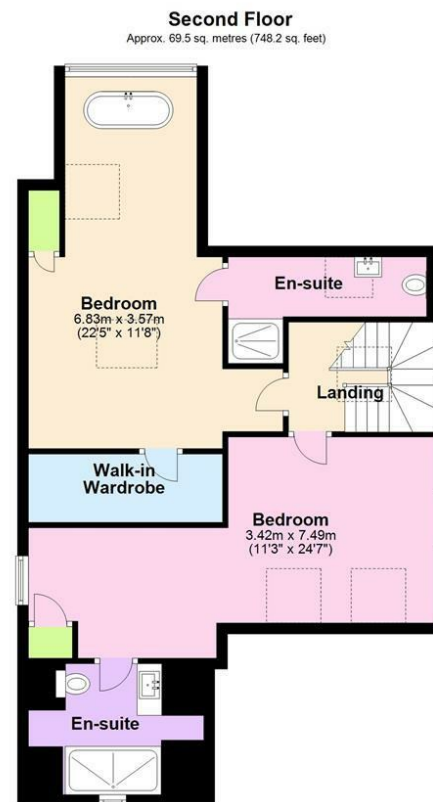
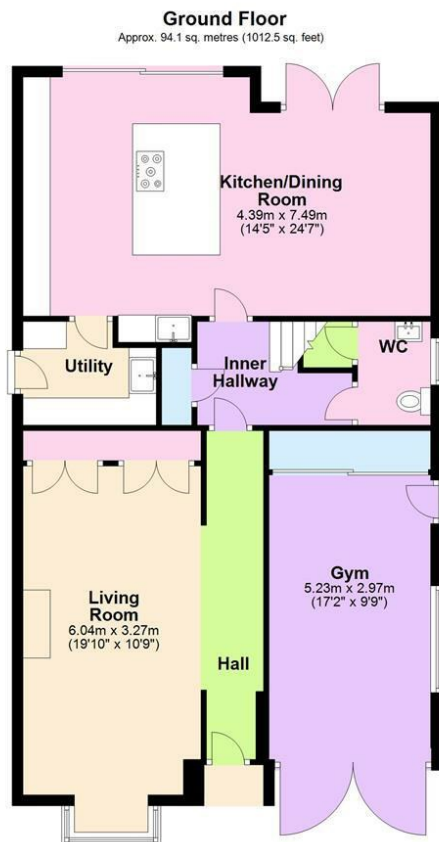
Measurements

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. 251.2 sq. metres (2703.7 sq. feet)



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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.