87a Main Street

Carlton, Nuneaton, CV13 0BZ

BROWN & Co

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An excellently proportioned, modern three bedroomed detached family residence

FOR SALE BY PRIVATE TREATY

Available as a whole

DESCRIPTION

87a Main Street, Carlton is an excellently proportioned, modern three bedroomed detached family residence, believed to have been built in the mid 2010's by the renowned local builder Springbourne Homes.

It is the agent's opinion that the property is in need of some modernisation and renovation.

It is located within the highly sought-after rural village of Carlton, West Leicestershire. This highly versatile home offers a fantastic internal layout seamlessly designed for contemporary family living, featuring a bright principal Lounge/Dining Room, a well-appointed Kitchen, a practical downstairs cloakroom and an integral garage. The first floor provides three comfortable Bedrooms, including a principal suite with a dedicated ensuite facility. There is off-road parking to the front of the property with a small lawned area. To the rear of the property is a lawned and patio area.

DIRECTIONS

Upon entering Carlton from Market Bosworth, take the left hand turn on Main Street and the property is located on the right-hand side after a short distance.

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ACCOMMODATION

Ground Floor

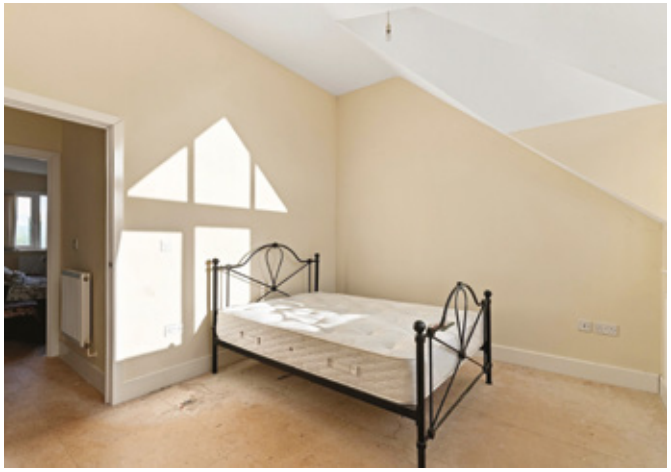
Entrance Hallway: A welcoming reception area with stairs rising to the first floor and doors leading into principal rooms.

Lounge/Dining Room: 6.35m x 3.25m (20'10") – A bright, exceptionally spacious family living area with multi-directional natural light and folding doors leading to the rear garden

Kitchen: 3.64m x 2.43m (11' 11" x 8'0") – Fitted with a practical range of bases and wall units, co-ordinating work surfaces, and standard appliance plumbing

Downstairs W.C: - Fitted with a modern white low-flush W.C and hand wash basin

Integral Garage: - 5.23m x 2.54m (17'2") – (could be integrated as further accommodation, subject to the appropriate planning consents)



First Floor

Bedroom One: - 4.04m x 3.51m (13'3" x 11' 6") – Master double Bedroom with restricted headroom, featuring character sloping ceilings and access to a private ensuite shower room

Bedroom Two: - 3.83m x 3.57m (12'7" x 11'9") - Generous secondary double Bedroom with space for extensive wardrobe setups

Bedroom Three: 3.80m x 2.73m (12'6" x 8' 11") – Perfectly sized third Bedroom ideal for a children's room or a dedicated workspace.

Bathroom & Airing Cupboard: 2.41m x 2.19m (7'11" x 7' 2") – Having some restricted headroom; includes a three-piece Bathroom suite and a fitted cupboard for laundry storage.

Outside

Off-road parking and lawned area to the front of the property with a small lawned area and herbaceous borders

GENERAL REMARKS & STIPULATIONS

Tenure & Possession

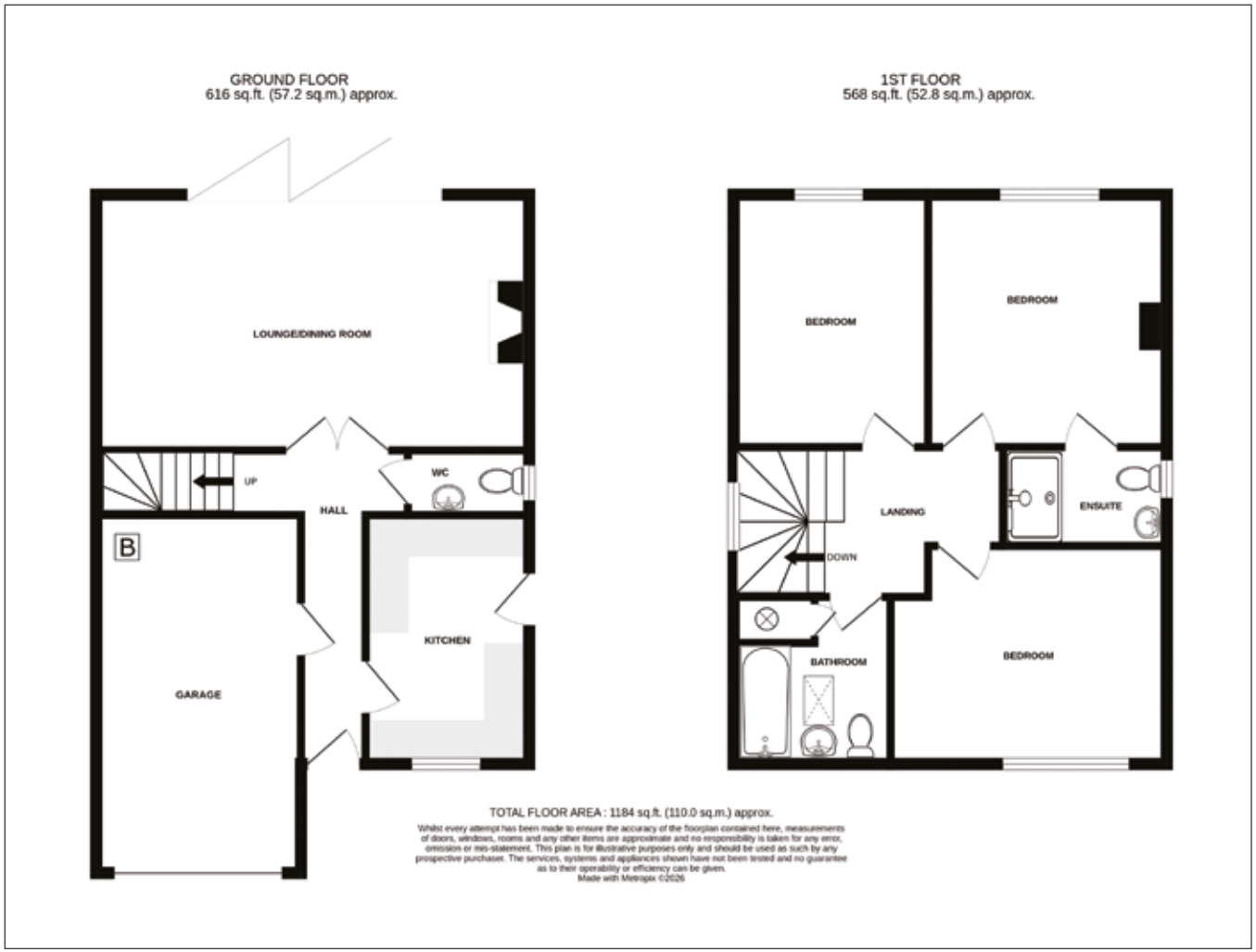
The property is being sold freehold and with vacant possession

Method of Sale

The property is being offered for sale as a whole by private treaty

Services

It is understood that mains water, electricity and drainage are connected to the property.



Authorities

Local – Hinckley & Bosworth Borough Council
County Council – Leicestershire County Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All other items are expressively excluded regardless of inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Plans & Particulars

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Money Laundering Regulations

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with his will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Further Enquiries & Viewings

For further information and an appointment to view, please contact:

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