





# Main Street Carlton

- Rare renovation or redevelopment opportunity
- South-facing 3 bedroom home on half-acre plot
- First time available in over 70 years
- Light-filled triple-aspect sitting room
- Kitchen with adjoining dining room
- Three spacious bedrooms and family bathroom
- Integral garage and ample off-road parking
- Far-reaching southerly countryside views
- EPC Rating F / Council Tax Band E / Freehold

Alexanders are proud to present to the market for the very first time this delightful three bedroom detached home, lovingly held within the same family since its construction over 70 years ago.

Occupying a generous plot of approximately half an acre, the property enjoys stunning far-reaching southerly views across the surrounding countryside and offers an abundance of potential for further improvement/extension (subject to the necessary consents).

The home offers a warm and inviting feel throughout, with well-balanced accommodation and an abundance of natural light, particularly evident in the sitting room which benefits from a triple-aspect outlook.

The property is set in beautifully established grounds, with mature planting, expansive lawns, and a high degree of seclusion provided by well-maintained boundaries.







### Accommodation:

A staircase rises from the entrance hall, where two useful storage cupboards are conveniently positioned on either side of the front door. From here, the two ground floor reception rooms are accessed.

The generous sitting room spans the full depth of the property, extending from front to rear, and is bathed in natural light thanks to its triple-aspect windows. The accommodation flows seamlessly into a dining room, which enjoys pleasant views over the garden and leads through to the kitchen, complete with a separate pantry. Internal access to the garage is also provided from this area.

To the rear of the property, there is a practical utility room along with a guest cloakroom.

To the first floor are three well-proportioned double bedrooms, two of which benefit from fitted cabinetry. All three are served by a family bathroom, complemented by a separate WC.

### Gardens and land:

The property is approached via a tarmac driveway, providing off-road parking for multiple vehicles and leading to a larger-than-average garage. A neatly kept lawn wraps around the front of the property and continues to the rear.



The grounds are bordered by established hedgerows, affording a high degree of privacy, while mature and thoughtfully arranged planting creates a tranquil, secluded setting. A variety of established trees and shrubs encourage local wildlife, and to the far rear of the garden lies an additional lawned area, enjoying delightful views over the neighbouring fields.

### Location:

Carlton is situated approximately two miles north of the popular Market Bosworth, surrounded by some of West Leicestershire's most attractive countryside, with picturesque walks towards Congerstone and Shackerstone. The village itself benefits from a well-regarded pub/café and church, while the nearby area offers a water park, canal walks, and a heritage steam railway.

The neighbouring town of Market Bosworth provides a variety of independent shops, restaurants, and amenities centred around its historic market square. The area also benefits from excellent sporting facilities, including bowls, rugby, and tennis clubs.

Well-regarded local schooling includes The Dixie Grammar School, The Market Bosworth School (rated "Outstanding" by Ofsted), and Congerstone Primary School.

### Method of Sale:

The property is offered for sale by Private Treaty.



### 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.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.





Alexanders



**Services:**  
The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric storage heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

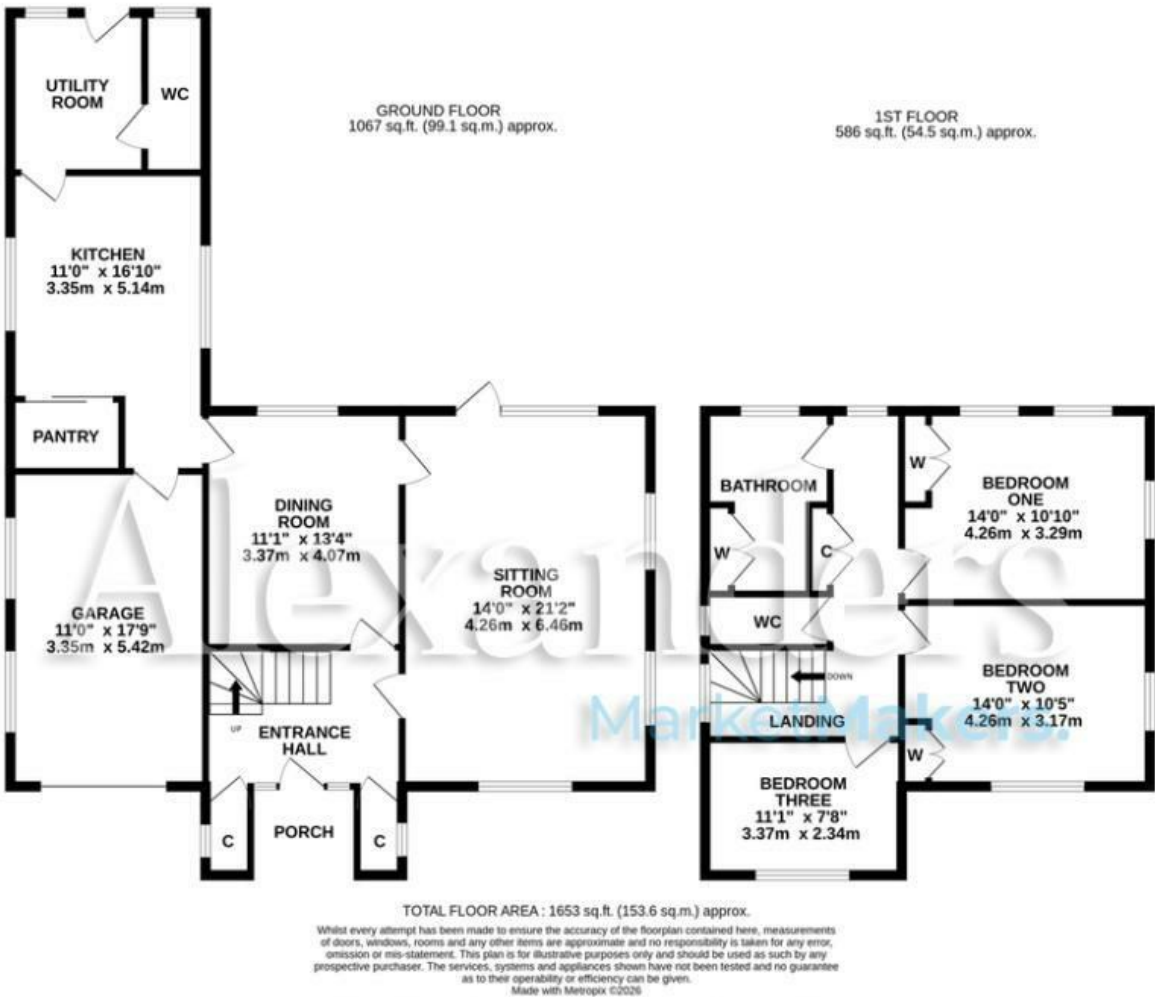
**Public Rights of Way, Wayleaves & Easements:**  
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**  
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**  
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.

**General Note:**  
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           | <b>65</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>31</b> |           |





