

Tulip House, 21 Barton Road,
Carlton,
CV13 0DB.

£745,000

GENERAL

A superb detached family home offering spacious and versatile accommodation arranged over three floors, ideally positioned on the edge of Carlton village with attractive open countryside views to the side. Benefitting from underfloor heating throughout, the property has been thoughtfully designed to provide modern and practical family living. The house also benefits from air source heating and rainwater harvesting systems.

The ground floor comprises an inviting entrance hallway, W.C, generous sitting room, utility room and an impressive dining kitchen overlooking the rear garden. To the first floor is the spacious principal bedroom, two further well-proportioned bedrooms and a contemporary family bathroom. The second floor offers two additional bedrooms, one of which benefits from an en-suite shower room.

Externally, the property continues to impress with a double garage and a fantastic range of garden outbuildings including a Scandinavian BBQ cabin, substantial summer house and two further storage sheds, creating ideal spaces for entertaining, hobbies or home working.







LOCATION
The village of Carlton is set in the picturesque countryside of West Leicestershire and is an ideal location for families looking for a mixture of rural living with easily accessible transport links and excellent nearby amenities. There is a pub in the village and some beautiful walks in the surrounding area. Market Bosworth is close by where there are an excellent range of schools, shops, restaurants and pubs. Also nearby is Congerstone which has a fantastic primary school.

THE HOUSE
The house is set over three floors, accommodation as follows.

ENTRANCE HALLWAY
With solid wood flooring, stairs rising to the first floor, doors off to the living accommodation and cloakroom.

W.C
With low flush lavatory and was hand basin set in a vanity unit.

SITTING ROOM
22'11 x 14'03 max 9'08 min
With windows to the front and side plus patio doors overlooking the garden. This room has solid wooden floor and feature fireplace housing a wood burning stove.

KITCHEN DINER
17'07 x 15'09
A lovely room to the rear of the house overlooking the garden. The kitchen has a range of cream wall and base units with black granite working surfaces over and inset 1 1/2 bowl stainless steel sink. There is an integrated dishwasher and free standing electric range cooker with extractor over. The room has tiled flooring with patio doors to the garden space.

UTILITY ROOM
8'10 x 6'05
Fitted with cream wall and base units with black granite surfaces over and inset stainless steel sink. There is back door to the side of the property.

STAIRS TO THE FIRST FLOOR
Stairs rise from the entrance hall to the first floor landing. The landing has a useful airing cupboard for storage.

BEDROOM ONE
22'09 x 14'08
A great size room with windows to the front and rear, the room has a generous amount of 'Hammonds' fitted wardrobes to either side of the bed along with a matching bedside tables and dressing table unit with drawers.

EN-SUITE
With suite comprising shower cubicle, wash hand basin and low flush lavatory. There is a window to the rear.

BEDROOM FOUR
12'08 x 9'07
With window to the front, fitted wardrobed with single bed built in with storage below and carpeted flooring.

BEDROOM FIVE
9'07 x 8'05
With window to the rear, fitted wardrobed and carpeted flooring.

BATHROOM
With suite comprising panelled bath with shower over and glass screen, wash hand basin and low flush lavatory. There is a window to the rear and fully tiled floor and walls.

STAIRS TO THE SECOND FLOOR
Stairs rise from the first floor landing to the second floor.

BEDROOM TWO
14'10 x 13'02
With 2 Velux windows, fitted wardrobes and access to the eaves storage. There is a door to the en-suite shower room.

EN-SUITE
With suite comprising shower cubicle with glass door, wash hand basin and low flush lavatory. There is a Velux window and tiling to the floors and walls.

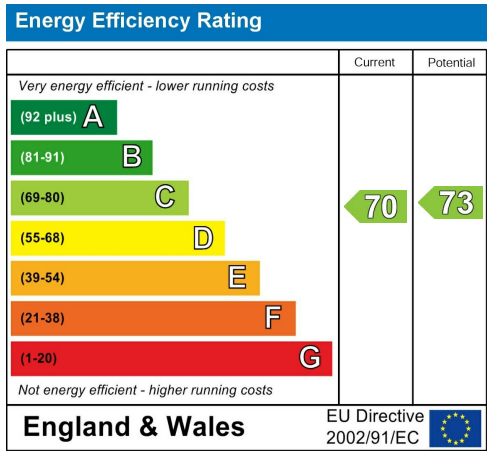
BEDROOM THREE
13'02 x 9'10
With 2 Velux windows, fitted wardrobes and desk unit. Access to the eaves storage.

OUTSIDE

GARDEN
A charming and private rear garden featuring a spacious lawn and paved patio area, ideal for outdoor entertaining and relaxation. The garden benefits from a beautifully crafted timber garden room/bar with patio style opening doors, creating a fantastic social space, alongside a traditional Scandinavian-style bbq hut adding further character and versatility. Mature trees, established planting and climbing greenery provide a pleasant sense of privacy and seclusion.

GARAGE
19'04 x 17'03
Located to the rear of the property, The garage has two electric up and over doors to the front and is a great size. There is storage in the eaves and door directly into the garden.

COUNCIL TAX
Hinckley & Bosworth - Band F





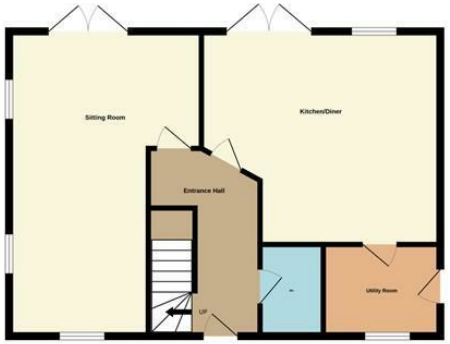





Yale



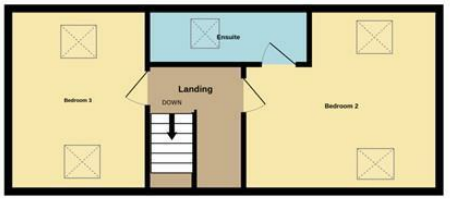
Ground Floor



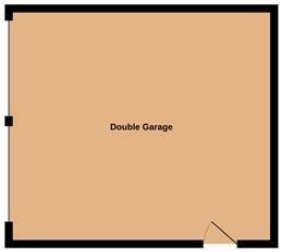
1st Floor



2nd Floor



Outbuildings



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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