



Smiths
your property experts

Orton Close

Carlton

- No upward chain
- Immaculate and extended detached family home
- Set in a peaceful and private cul-de-sac location
- Beautifully extended open-plan 'living' kitchen
- Generous light-filled sitting room and a dining room/snug
- Four double bedrooms and three bathrooms
- Spacious driveway and an integral double garage
- Lovely manicured lawns and wonderful countryside views

General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate, newly upgraded, and extended spacious family home set in a private cul-de-sac setting in the highly regarded village of Carlton near Market Bosworth.

Constructed as part of a small and bespoke development by revered local developers 'Springbourne Homes' in 2012, the property has been newly extended and modernised to an exacting and high specification finish and is yet to be occupied. The property boasts beautiful open views to the rear.







The Property

Presented in immaculate condition, expect to find approximately 2,626 square feet of first-class accommodation (including the integrated double garage). Timber double-glazed and centrally heated throughout, the property is entered through a generous double-height entrance hall with an oak staircase rising to the first-floor landing.

There are three main reception rooms: namely, a bay-fronted dining room/snug, a large formal sitting room, and a beautifully extended open-plan 'living' kitchen. Both the sitting room and kitchen have direct garden access and beautiful open views, and the kitchen has been newly fitted in a contemporary shaker-style with high-quality Neff appliances and stonework surfaces. There is also a downstairs WC, a useful utility room, and an integral double garage with power, lighting, and an electric up-and-over door.

Upstairs are four double bedrooms, with plentiful built-in wardrobes, and the family bathroom. Both the principal and guest bedrooms boast separate en-suite bathrooms, and the principal suite benefits from a vaulted ceiling and a Juliet balcony with wonderful views to the rear.



The Outside

Set back from a peaceful and private cul-de-sac location, there is a private block paved driveway and low-maintenance gardens to the front. To the rear are manicured lawns with a patio terrace extending across the back of the main house. There is post and rail fencing to the rear with truly wonderful countryside views to the rear.





The Location

The property is located on the edge of the highly regarded village of Carlton, approximately 1.5 miles from Market Bosworth, and within easy walking distance of a well-reputed village pub. The surrounding countryside is stunning. Beautiful walks are available in all directions. Market Bosworth is a quaint and historic settlement in west Leicestershire.

With a beautiful central square and a full range of amenities, this small town has a true community spirit. Locally, there is an excellent selection of primary and secondary schools. The town is conveniently located within easy reach of Leicester, Hinckley, Birmingham, and Coventry, with direct rail access to London via Nuneaton Station.

Property Information

EPC Rating: C.

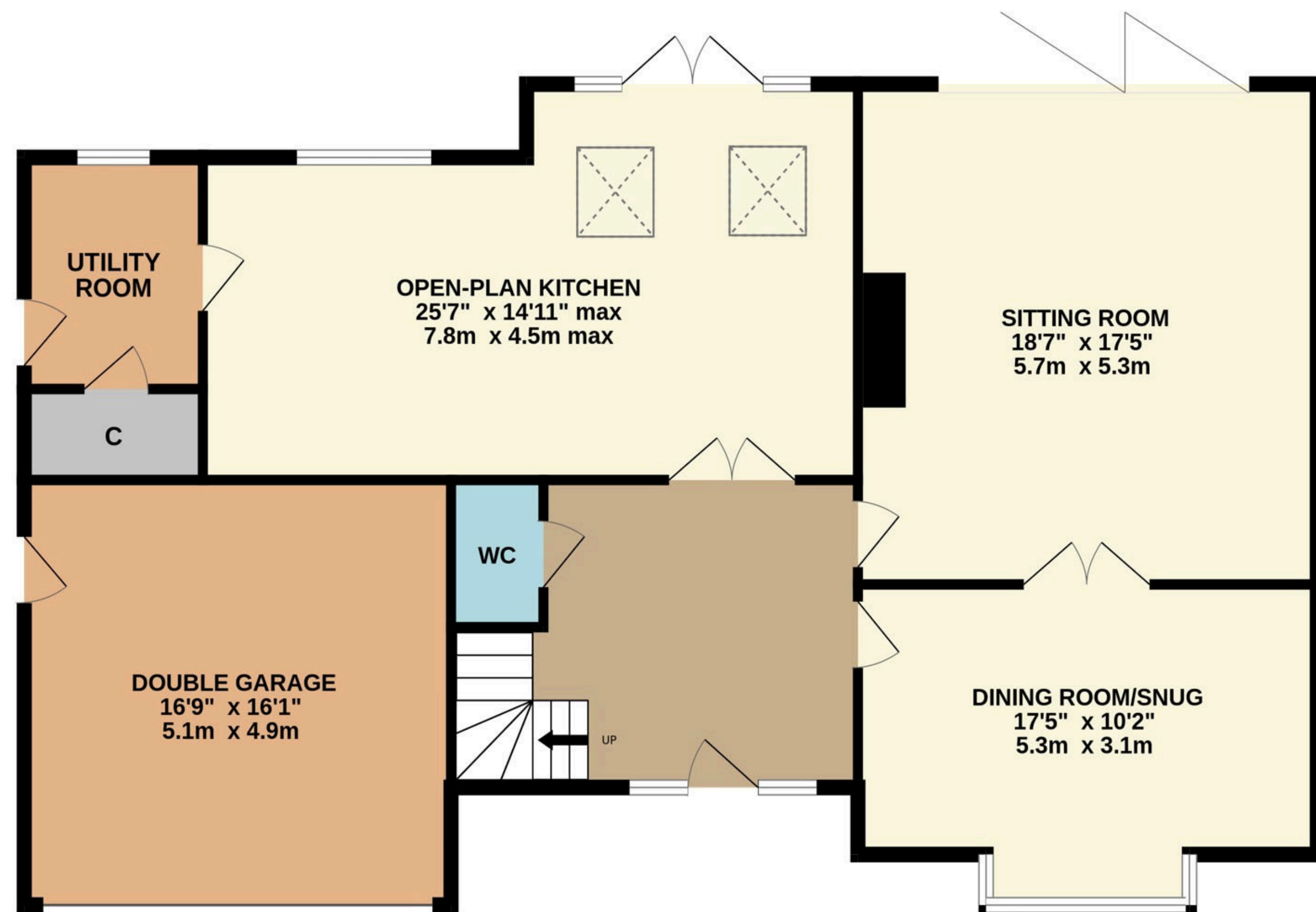
Tenure: Freehold. Council Tax Band: G.

Local Authority: Hinckley and Bosworth Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2626 sq.ft. (244.0 sq.m.) approx.

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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