



# Main Street Carlton

- An exceptional bespoke family home
- Set in just over half an acre
- Open-plan kitchen and living/dining area
- Three further reception rooms
- Four double bedrooms all benefitting from an en suite
- Landscaped rear gardens with covered seating area
- Open views across neighboring paddock land
- Integral garage and private gated driveway
- EPC Rating B / Council Tax Band G / Freehold

Set behind secure gates within mature gardens extending to just over half an acre, this striking modern home occupies an enviable position in the centre of Carlton, enjoying a peaceful village atmosphere with open countryside close at hand. Completed in 2021, the property presents an immaculate, design-led finish throughout, combining strong architectural features with thoughtful detailing.

The interior spans nearly 3,000 square feet across three floors and offers a versatile and well-balanced layout. Standout features include a statement glass and hardwood staircase, extensive bespoke joinery, zoned underfloor heating, remotely controlled blinds and integrated lighting. The ground floor flows seamlessly between four generous reception spaces, anchored by a superb open-plan kitchen and living/dining area finished with granite surfaces and premium appliances.

The upper floors provide four spacious en suite bedrooms, highlighted by an impressive principal suite with dressing area, luxurious bathroom and private balcony overlooking the gardens and surrounding landscape. Outside, landscaped lawns and a covered terrace complete a private and inviting outdoor setting.





## General Description

A quite exceptional private family home set in the heart of the much revered local village of Carlton, surrounded by glorious rolling countryside and within walking distance of the excellent village pub.

Constructed in 2021 this stylish, modern family home was built to a bespoke and exacting specification, and has been maintained to an exceptional standard since. Set in a plot of just over half an acre, including a gated private drive and generous formal gardens.

The main house provides almost 3000 square feet of exceptional living space. Laid across three floors, expect to find an exceptional internal specification including zoned under floor heating downstairs, hardwood bespoke joinery throughout, automated solar velux windows with remotely operable blinds, a bespoke glass and hardwood main staircase, mood lighting options and a full 'Ring' system.

## Accommodation

In total accessed off the impressive hall there are four main reception areas on the ground floor consisting of formal sitting room, home office, gym/formal dining room and open-plan kitchen incorporating a living and dining area. The kitchen provides a full compliment of excellent quality appliances. The work surfaces are all granite, and this level of detail is continued through into the utility room. Accessed from the utility room is the plant room and w.c, as well as an access door to outside. There is also an additional WC accessible from the main reception hall.

Upstairs, positioned off the galleried landing, are four double bedrooms in total all with en suite facilities and with bedrooms one and two offering walk in dressing areas. The principal bedroom suite is of particular note, providing large dressing room area, beautifully appointed four piece bathroom and balcony affording impressive views across the grounds and open countryside to the rear.

## Gardens and Land

Externally the plot encompasses a gated large tarmac driveway, large covered seating area and landscaped gardens accessed via the family kitchen. The formal gardens are laid mostly to lawn extending to just over 0.3 acres with open views across neighbouring paddocks.

## Location

Carlton is one of the most sought after settlements in Leicestershire, just a mile away from the beautiful historic market town of Market Bosworth. The setting is within some of the country's most wonderful countryside with endless walks, canal, open fields and offers superb transport links to Birmingham, Leicester, Nottingham and London.

## 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 G.







Alexanders

**Viewings**

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

**Services:**

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

Heating is provided by an air source heat pump 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:**

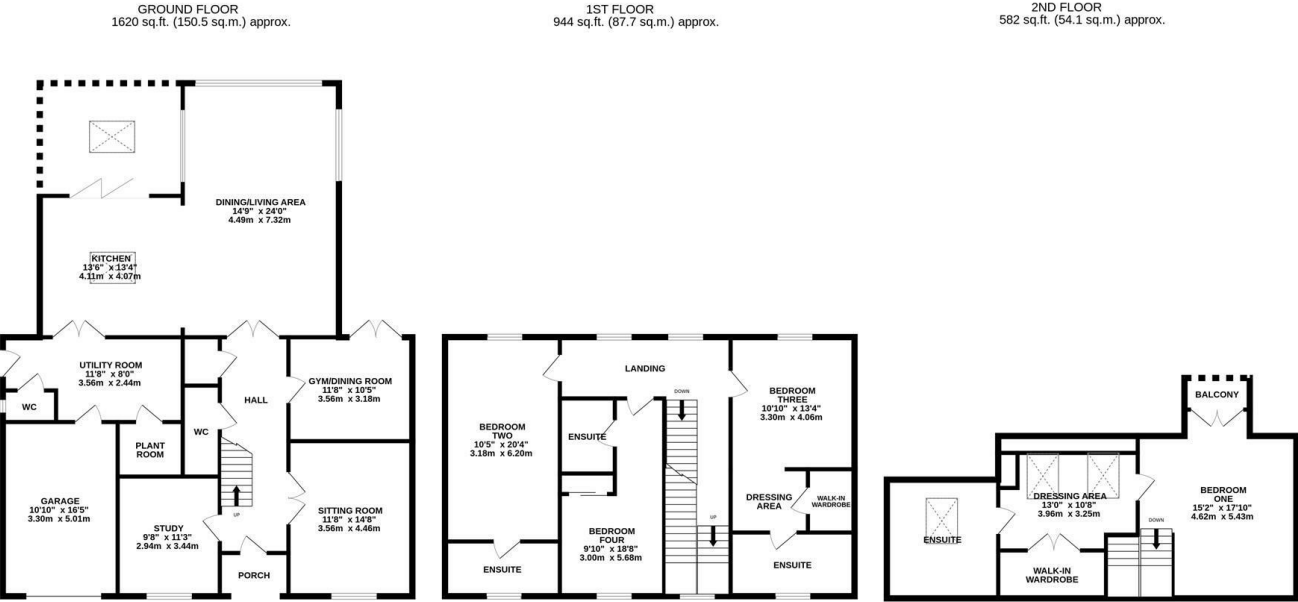
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



TOTAL FLOOR AREA : 3146 sq.ft. (292.3 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



