

The Green, 3 Main Street,
Carlton,
CV13 0BZ.

£1,150,000

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 is an excellent range of shops, restaurants and pubs. Market Bosworth is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opens from the covered vehicle canopy into entrance hall.

ENTRANCE HALL

With cloaks cupboard and door to reception hall.

RECEPTION HALL

An impressive introduction to the house. There is coving to the ceiling, a dado rail, under-stairs storage cupboard and a walk in cupboard which has been designed to accommodate a lift (there is a cupboard on the first floor immediately above)







LIVING KITCHEN
18'5" max x 12'2"
A wonderful open plan living space as the kitchen opens directly into the garden room. The kitchen is fitted with a beautifully made range of base and wall cabinets by Peartree of Hinckley with granite work surfaces and painted fronts with Green's "Rolling Fog". There is a circular inset sink with a Quooker boiling tap, dresser unit, coving to ceiling and Amtico "Sherwood Oak" flooring.

WORKING KITCHEN
13'8" x 6'9"
The present owners have created a working kitchen with units to match those in the living kitchen. There are three "Miele" ovens: warming drawer capable of slow cooking, steam combination oven and conventional fan oven, a "Miele" larder fridge and "Miele" dishwasher. Inset double sink unit and back door to the parking area. There are three Miele ovens: warming drawer capable of slow cooking, steam combination oven and conventional fan oven.

SITTING ROOM
30'3" x 14'7"
A charming room with triple aspect windows overlooking the garden. There is an open fireplace with wood burning stove, three central heating radiators, coving to the ceiling, picture rail and french doors opening into the garden.

STUDY/BEDROOM 6
16'2" x 9'8"
There is an open fireplace, coving to ceiling and picture rail. Central heating radiator. The study would work well as sixth bedroom, as there is a shower room close by on the ground floor.

SNUG / DINING ROOM
15'4" x 13'2"
A delightful room with french doors opening onto a terrace with the garden beyond. There is a contemporary electric fire, coving to ceiling and picture rail.

GARDEN ROOM
14'1" x 11'8"
A lovely light space with a door opening onto the garden. Traditional radiator.

CLOAKS/WET ROOM
Shower enclosure with rainfall and hand held shower attachments. Wash hand basin, low flush lavatory and heated towel rail.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING
There is a feature window in the stairwell which lets light flood into the space. Opening off the landing are the bedrooms.

MASTER BEDROOM
20'4" x 14'8"
A sensational room with a lovely seating area, overlooking the garden with stunning views across open countryside. There are three central heating radiators and a fitted wardrobe. (First measurement is 18'10" to 5' eaves height).

EN-SUITE
A luxurious en-suite. There is a panelled bath, low flush lavatory, wash hand basin and heated towel rail.

GUEST BEDROOM
15'7" x 11'10"
An impressive double bedroom with three central heating radiators. (First measurement 15' measured to 5' eaves height, Second measurement 10'10" measured to 5' eaves height).

EN-SUITE
There is a suite comprising a panelled bath with mixer tap, low flush lavatory, wash hand basin and central heating radiator.

BEDROOM THREE
10'6" x 9'8"
A double bedroom with two Velux roof lights and two central heating radiators. (First measurement 9' measured to 5' eaves height).

BEDROOM FOUR
12'2" x 10'7"
There is a fitted cupboard, two velux roof lights and two central heating radiators. (Second measurement 8'10" measured to 5' eaves height).

BEDROOM FIVE
15'10" x 10'1"
With two velux roof lights, two central heating radiators and built-in wardrobe.

SHOWER ROOM
Serving bedrooms 3, 4 and 5. There is a shower enclosure, low flush lavatory, wash hand basin with back lit mirror behind, heated towel rail and door through to the laundry/store room.

LAUNDRY/STORE ROOM
10'4" x 6'
Currently housing a washing machine, tumble dryer and chest freezer.

OUTSIDE
Bespoke Oak double gates open onto a gravel drive leading to an extensive parking area, vehicular canopy (4.5m x 4.5m) and double garage. There is a beautiful landscaped garden to the front of the property.

DOUBLE GARAGE
17'5" x 16'1"
With two remote controlled roller shutter doors.

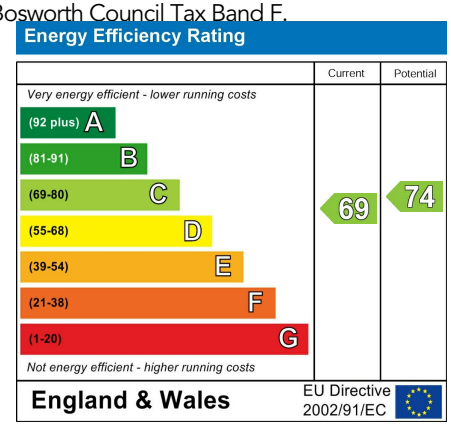
REAR GARDEN
To the back of the property is a well laid out garden and a lovely sheltered terraced area. There is also a WORKSHOP 12' x 9' and a GARDEN ROOM 13'4" x 7'2".

THE PADDOCK
To the West of the house there is a small paddock and Orchard with separate access onto Shackerstone Walk.

THE FRONT GARDEN
The front garden offers a high degree of privacy, which is South facing has been beautifully landscaped with pretty heavily stocked flower and herbaceous borders and a number of terraces and gravel areas for sitting out. There is a circular lawn and the garden is very well screened with a number of matures trees and evergreens.

IMPORTANT NOTE
We understand that there is a restrictive covenant on the paddock stating that there shall be no residential development without the consent of a number of neighbouring owners. (The vendors' solicitor will be able to provide the relevant details).

COUNCIL TAX BAND
Hinckley and Bosworth Council Tax Band F.























The Property Ombudsman

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FOX

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