



Overdale,
Bosworth Road,
Carlton,
CV13 0BX.



£585,000

GENERAL

An exceptional village bungalow with wonderful country views towards Market Bosworth. Overdale has in recent years, been significantly upgraded and re-modelled by the present owners. The bungalow is superbly finished with engineered oak flooring, a fashionable kitchen and luxurious bathrooms. The contemporary and beautifully styled accommodation is now centred on the fabulous open plan living kitchen with bi folds opening onto the garden and internal oak bi folds in turn opening into the sitting room. There are three double bedrooms with an en-suite to the master. The gardens have been cleverly landscaped with terracing adjoining the bungalow and pretty flower and herbaceous borders.

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.

THE BUNGALOW

The accommodation is arranged as follows. Front door opening into reception hall.



RECEPTION HALL

An impressive introduction to the bungalow with oak boarded flooring, central heating radiator, 'Hive' thermostatic control for the central heating. Cloaks and storage cupboards.

CLOAKS/SHOWER ROOM

There is a wash hand basin set in vanity unit, shower enclosure with rainfall and hand held shower attachments, low flush lavatory.

SITTING ROOM

18'8" x 15'2"
A charming room with oak boarded floor, "LPG" wood burning style stove. Two central heating radiators. Bi fold doors opening into the kitchen.

LIVING KITCHEN

18'7" max x 16'6" red to 10'5"
The kitchen area has been fitted with a fashionable range of base and wall cabinets with polished quartz work surfaces. There is a central island and a generous range of integrated high end appliances by "AEG" include an induction hob, two ovens one of which has a microwave function, a dishwasher and fridge freezer. Walk-in Pantry, Oak boarded flooring and vertical radiator. Bi fold doors open from the kitchen into the garden.

UTILITY

7' x 5'8"
Fitted base and wall units with single drainers sink unit and plumbing for a washing machine. Back door to the garden.

MASTER BEDROOM

17' x 12'
A lovely room with oak boarded floor and double wardrobe. Central heating radiator.

EN-SUITE

Walk in shower enclosure with rainfall and hand held shower atachment, wash hand basin set in vanity unit, ladder style towel rail.

BEDROOM TWO

12' x 10'10"
Full-length fitted wardrobe, Overlooking the garden. Oak boarded floor. Central heating radiator.

BEDROOM THREE

13'4" x 11'
A good sized double bedroom with full-length fitted wardrobe and overlooking the garden. Oak boarded flooring and central heating radiator.

OUTSIDE

The bungalow is set well back from the road with a stoned parking area. Close to the bungalow there is a wonderful raised flower border. Opening onto the parking area is the garage.

GARAGE

18'4" x 10'5"
With electric roller shutter door and door to the garden.

THE GARDEN

The garden is part walled and is principally lawned with extensive area of terracing adjoining the house. There are pretty flower and herbaceous borders and a garden shed is included in the sale.

COUNCIL TAX

Hinckley and Bosworth Council Tax D Rating



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



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