



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 opening 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)

DRAWING 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.

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.

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 leather effect 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 two "Miele" ovens, one of which is a steam oven for slow cooking and the other a conventional oven, a "Miele" larder fridge and "Miele" dishwasher. Inset double sink unit and back door to the parking area.

GARDEN ROOM

14'1" x 11'8"

A lovely light space with french doors opening onto the garden. Traditional radiator.

SHOWER 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. 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, pedestal 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 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 and door through to the laundry cupboard.

LAUNDRY/STORE ROOM

10'4" x 6'

The laundry cupboard works really well on the first floor. Currently housing a washing machine, tumble dryer and chest freezer.

OUTSIDE

Double gates open onto a gravel drive leading to an extensive parking area and double garage. There is a beautiful landscaped garden to the front of the property.

DOUBLE GARAGE

17'5" x 16'1"

With two roller shutter doors.

REAR GARDEN

To the back of the property is a well laid out garden with a number of raised borders. There is a lovely sheltered terraced area. There is also a WORKSHOP 12' x 9' and a POTTING SHED 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

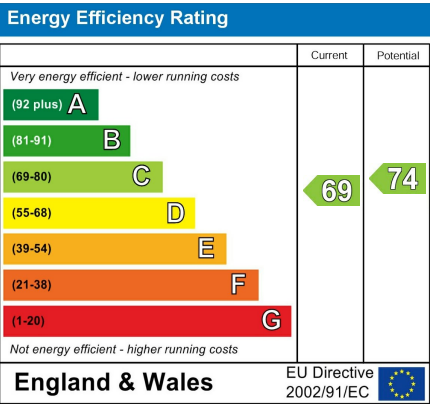
The front garden offers a high degree of privacy, which is South facing has been beautifully landscaped with pretty heavily stocked flower and herbaceous borders and a number of terraces and gravel areas for sitting out. There is a circular lawn and the garden is very well screened with a number of matures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













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