



69 Main Street

Carlton, Nuneaton, CV13 0BZ

Offers In The Region Of £1,200,000



A substantial extended five-bedroom family detached house with a separate three-bedroom annexe and indoor leisure suite, extending to over 7,000 sq ft. Set within almost an acre of private gardens, overlooking open rural countryside. This highly versatile home in the sought after village of Carlton, near Market Bosworth, and offers exceptionally space, flexibility, and privacy, ideal for multi-generational living and entertaining.

Entering through the reception hall, the scale and flexibility of the house immediately becomes apparent. At the heart of the home is a substantial open-plan kitchen, dining and living space with views across private gardens and open countryside beyond. The garden room extends along the rear of the property creating a light filled space that connects seamlessly with the principal lounge main living areas.

Upstairs are five double bedrooms, including a spacious principal bedroom with an ensuite shower. Four further double bedrooms, a family bathroom and a notably large landing area providing excellent flexibility for modern family living.

A standout feature of the property is the self-contained bungalow-style annexe, offering a lounge and dining room of over 34 sq m, separate kitchen, three bedrooms, one with ensuite shower, plus a separate shower



Canopy porch.

Reception hall. 16'0" (max) x 15'10" (max). (4.88 (max) x 4.84 (max).)

Engineered oak floor, solid oak spindled balustrade, downlights to the ceiling, radiators, PVCu double glazed full height window, walk in cloaks cupboard.

Guest cloakroom. 12'0" x 3'3". (3.66 x 1.01.)

Wash hand basin vanity, low flush wc, double cupboard and obscure PVCu double glazed window.

Open plan Breakfast kitchen (through). 31'9" (max) x 15'10" (max). (9.69 (max) x 4.84 (max).)

Feature composite sink, range of attractive base units(inclusive of pan drawers) finished in light grey with contrasting quartz work surfaces, split level induction hob, extractor fan, twin (side by side) electric (fan assisted ovens), engineer oak floor, downlights to the ceiling PVCu double glazed windows, centre island with solid oak work surface, twin tall cupboards, feature full height arched PVCu double glazed window, vaulted ceiling with PVCu double glazing, fitted dish washer and fitted fridge.

Family room (side). 14'1" x 11'11". (4.30 x 3.64.)

PVCu double glazed windows, feature room sealed wood burner in an attractive rustic brick surround with a ceramic tiled hearth, engineer oak floor and radiator.

Spacious Garden Room (rear). 37'4" x 8'0". (11.4 x 2.45.)

PVCu double glazed patio doors, PVCu double glazed windows, engineer oak floor, vaulted ceiling with 5 double glazed Velux roof lights and radiator.

Magnificent tiered spacious lounge (front). 22'10" x 22'2". (6.98 x 6.76.)

PVCu double glazed windows, radiators, multi fuelled seal room burner, double glazed patio doors and downlights to the ceiling.

Inner hallway. 6'6",252'7" x 4'9". (2.77 x 1.45.)

PVCu double glazed door.

Changing room (front). 9'1" x 10'9". (2.77 x 3.29.)

Obscure PVCu double glazed window, radiator, fitted shower cubicle with a mixer shower, wash basin, low flush wc and radiator.

Jacuzzi /spa room. (front). 9'1" x 8'7" (2.77 x 2.64)

Built in Jacuzzi (not tested) and PVCu double glazed doors.

Boiler room. (front). 9'1" x 8'8". (2.77 x 2.65.)

Floor mounted oil fired boiler and filter system and boiler pump.

Indoor leisure suite. 52'9" x 32'1". (16.1 x 9.80.)

Swimming pool 12.4 x 4.90 with graduated floor, jacuzzi and changing facilities.

Substantial side area 16.1m x 3.66m.

First floor landing. 37'0" x 12'5"(max) (11.3 x 3.81(max))

Study area, PVCu double glazed windows to front and side.

Bedroom 1 (through). 22'0" x 13'5". (6.72 x 4.11.)

PVCu double glazed windows and radiators.

Ensuite shower room (front). 9'4" x 6'4". (2.85 x 1.94.)

Fitted corner shower cubicle with a mixer shower, wash hand basin, low flush wc, ladder style radiator, porcelain tiled floor, ceramic wall tiling and PVCu double glazed window.

Bedroom 2 (front). 13'7" x 12'2". (4.15 x 3.71.)

PVCu double glazed window and radiator.

Bedroom 3 (rear). 12'0" x 10'2". (3.66 x 3.10.)

PVCu double glazed window and radiator.

Bedroom 4 (rear). 12'0" x 9'5". (3.66 x 2.88.)

PVCu double glazed window and radiator.

Bedroom 5 (rear). 12'0" x 9'5". (3.66 x 2.89.)

PVCu double glazed window and radiator.

Luxury bathroom (rear). Dual aspect. 12'2" x 10'11". (3.72 x 3.33.)

Full suite panel bath, wash hand basin, low flush wc, walk in shower with rainfall head, porcelain tiled floor, downlights to the ceiling, ladder style radiator and obscure PVCu double glazed windows.

Annexe.

Self-contained bungalow-style annexe. The annexe is a fully self-contained home with a lounge/dining room, breakfast kitchen, 3 bedrooms, ensuite shower, shower room, utility room and guest cloakroom.

Reception hall. 38'0" x 8'4" (max). (11.6 x 2.55 (max).)

Cloaks cupboard, PVCu double glazed door, adjacent PVCu double glazed side window, downlights to the ceiling, fitted cupboard, and linen cupboard.

Utility room (L shaped). 19'1" (max) x 13'8". (5.82 (max) x 4.17.)

Fitted base and wall units 'shaker style', associated work surfaces, 11 base and associated work surfaces, wall mounted oil fired boiler (feeding under floor wet system), plumbing for a washing machine, ceramic tiled floor, down lights to the ceiling, ladder style radiator, PVCu double glazed window and PVCu double glazed door.

Bedroom 1 (rear). 16'0" (max) x 13'2" (max) (4.88 (max) x 4.03 (max))

PVCu double glazed window and coving.

Bedroom 2 (side). 12'8" x 11'3". (3.87 x 3.44.)

PVCu double glazed window and coving.

Ensuite shower (side) (Fully tiled). 8'9" x 4'11". (2.67 x 1.50.)

Fitted double shower cubicle with an electric shower, wash hand basin, low flush wc, ceramic tiled floor, chrome ladder style radiator, extractor fan and down lights to the ceiling.

Bedroom 3 (front). 8'9" x 4'11". (2.67 x 1.51.)

PVCu double glazed window and coving.

Modern shower room (side). 6'6",272'3" x 5'5". (2.83 x 1.66.)

Fitted double shower cubicle with an electric shower, oval wash hand basin in vanity, chrome ladder style radiator, obscure PVCu double glazed window and airing cupboard.

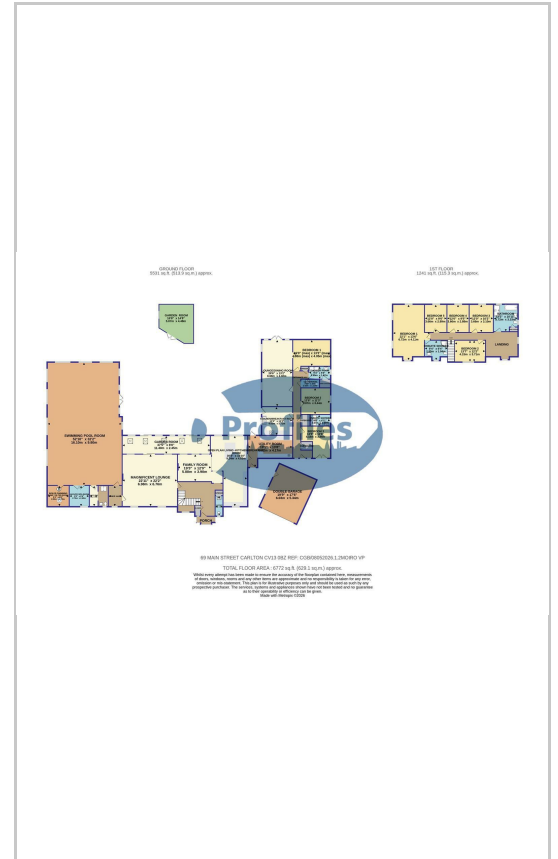
Cloakroom. 6'3" x 3'8". (1.92 x 1.14.)

Wash hand basin, low flush wc, extractor fan, and shaver point.

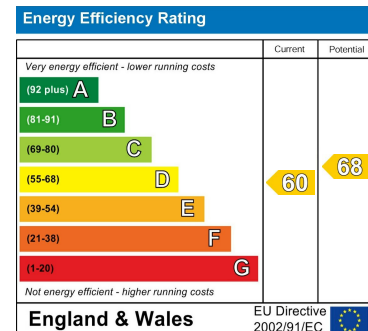
Area Map



Floor Plans



Energy Efficiency Graph



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