



**36A-40 Carlton Road**  
Wilbarston, Leicestershire



36A-40 CARLTON ROAD, WILBARSTON



# A well-proportioned family home with wonderful views



**36A-40 Carlton Road, Wilbarston, Market  
Harborough, Leicestershire, LE16 8QD**



**36A Carlton Road is a well-proportioned family  
home with wonderful views in a popular village  
location**

- Entrance hall
- Sitting room with lovely views
- Separate dining room
- Kitchen with separate utility and boot rooms
- Garden room over-looking courtyard
- Master bedroom with dressing room and newly appointed en suite
- Two further bedrooms and family bathroom
- South facing, private courtyard garden
- Double width garage with roller shutter access doors
- Glorious rural views



**Market Harborough 01858 410200**



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# 36A-40 CARLTON ROAD, WILBARSTON



## Location

Wilbarston is an attractive, rural village on the edge of the Welland Valley surrounded by lovely rolling countryside and yet just a few miles from Market Harborough.

This thriving village includes a fine church, public house and popular village store/post office, as well as an active village hall with a host of regular activities and clubs. Wilbarston is great for families with a huge park and playing field as well as the highly regarded Church of England primary school. Communication links are excellent.

Market Harborough has strong transport links by road and rail. For those travelling by train, Market Harborough Railway Station provides access to London St. Pancras and Nottingham on the East Midlands Railway Line. One can get to London in one hour and twelve minutes and to Nottingham in one hour. If travelling by car, Market Harborough has excellent access to the A6, A508, A4304 and A14.

## Residential Description

Constructed of red brick, 36A Carlton road is well positioned in a popular village with glorious views to the front. A main entrance leads into a central hall providing access to the two reception rooms and kitchen. The sitting room to the front of the property is bright with a large window making the most of the fantastic rural views. To the rear is the dining room, a good sized space which leads through into the garden room where there is access out onto the rear courtyard garden. The well-fitted kitchen also benefits from lovely views and leads through to a utility and useful boot room where there is access out to the rear. On the

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first floor there are three bedrooms. The master is particularly spacious with a dressing room and a newly appointed en suite. There is also a family bathroom. The property benefits from double glazing throughout.

Adjacent to the property is a large garage with roller shutter doors. To the rear is courtyard garden which is particularly private and totally secure.

## Commercial Description

The commercial element of the site measures approximately 1,893 sq ft and comprises a mix of open plan office / retail / workshop space and a light industrial unit . The former bungalow section of the commercial space is currently used for storage and ancillary workshop space. This leads into the main workshop and office area with reception that benefits from a suspended ceiling with ample lighting. There is a personnel door that links this space with the adjoining industrial area with elevated height, roller shutter access to the front elevation and a further reception / office area to the rear. The commercial space falls with use class E of the Town and Country Planning order as of October 2020.

## Rateable Value

Rateable Value £7,500

Rates Payable £3,780

2021/2022 Rates Payable 50.4 p in the £

For information on small business rates relief please call the local authority.

## Fixtures and Fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

## Services

Mains drains, electricity, water and gas central heating.

The estimated fastest download speed achievable for the

property postcode area is around 1000mbps (data taken from checker.ofcom.org.uk on 02/12/2021). Actual service availability at the property or speeds received may be different. There is currently only broadband available within the commercial premises.

None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

## Tenure

The property is to be sold freehold with vacant possession.

## Local Authority

North Northamptonshire Council.

Website: <https://www.northnorthants.gov.uk/>

Telephone: 0300 126 3000

Council Tax Band E.

## Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

## Viewings

By strict appointment through Fisher German LLP.

Telephone: 01858 410200

Email: [marketharboroughagency@fishergerman.co.uk](mailto:marketharboroughagency@fishergerman.co.uk)

## Directions

Postcode - LE16 8QD

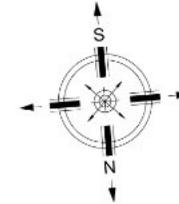
what3words///activity.happy.stockpile

Leaving Market Harborough on the A427, travel through Dingley and pass the turning for Brampton Ash, then take the slip road off towards Stoke Albany and Wilbarston. Continue through Stoke Albany and on entering the village of Wilbarston continue past the village shop on the right. The property can be found on the right hand side opposite the playing fields.



# 36A-40 CARLTON ROAD, WILBARSTON

**36a-40 Carlton Road, Wilbarston**  
**Approximate Gross Internal Area**  
 Main House = 160 sq.m/1721 sq.ft  
 Garage = 101 sq.m/1086 sq.ft  
 Workshop = 113 sq.m/1214 sq.ft  
 Total = 374 sq.m/4021 sq.ft



## 36A EPC

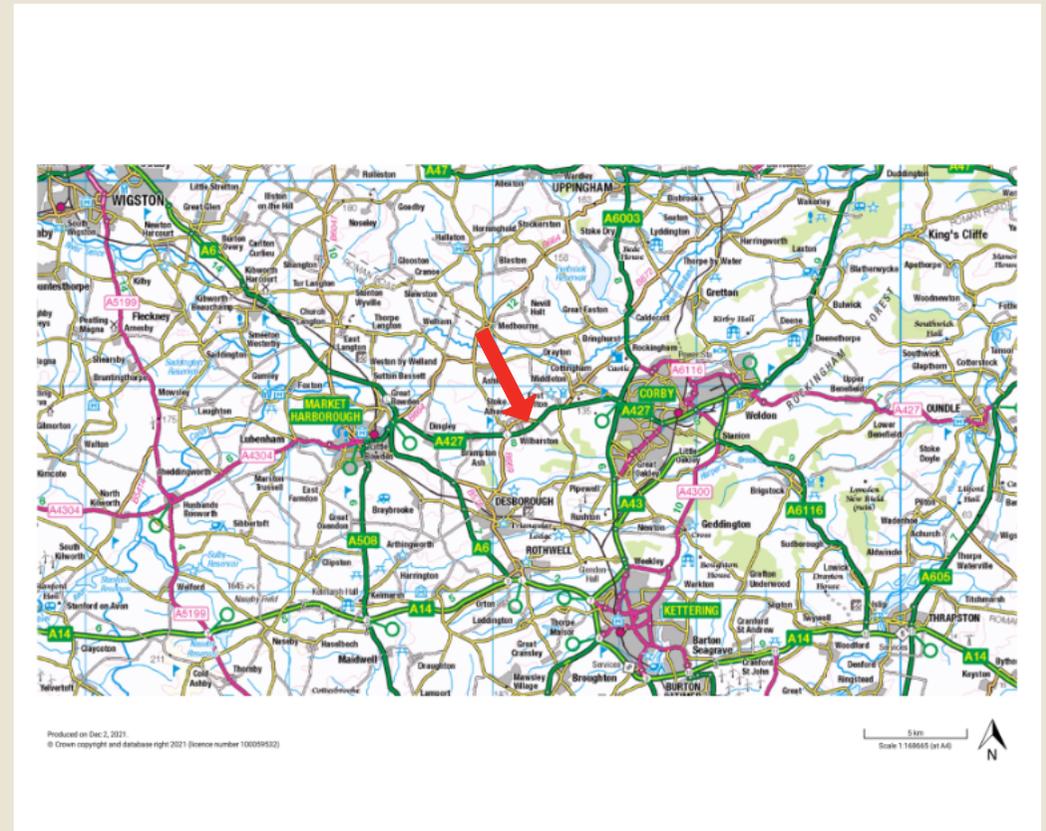
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.

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# Located in an attractive, rural village on the edge of the Welland Valley



## Approximate Travel Distances



## Locations

- Corby - 5.6 miles
- Market Harborough - 6.9 miles
- Kettering - 10.3 miles
- Leicester - 20.8 miles
- Northampton - 21.8 miles



## Nearest Stations

- Corby - 5.4 miles
- Market Harborough - 6.2 miles



## Nearest Airports

- East Midlands - 40.8 miles
- Birmingham - 50.9 miles

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Particulars dated November 2021. Photographs dated November 2021.

