



## **COTTESMORE AVENUE, MELTON MOWBRAY**

**Asking Price Of £315,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**PERIOD FEATURES**

**LANDSCAPED GARDEN**

**GOOD COMMUTER LINKS**

**PERMIT PARKING**

**OPEN-PLAN LIVING**

**LOCAL SCHOOLS NEARBY**

**CENTRAL TO THE TOWN**

**COUNCIL TAX BAND B**

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Beautifully presented and sympathetically extended, this Edwardian semi-detached house combines cherished period features with the practicality of modern living. Situated in a prime location within easy walking distance of the town centre and local schools.

The accommodation on offer comprises of; entrance hall, lounge, a fantastic open-plan living kitchen diner, games room and a utility/shower room to the ground floor. Three double bedrooms and a family bathroom to the first floor. The property is fitted with an intruder alarm system, as well as smoke and CO<sub>2</sub> detectors, ensuring a high standard of safety and security. Outside the property benefits from a front courtyard and a well established landscaped rear garden. Permit parking for residents and visitors is provided.



**ENTRANCE HALL** Entering through the original Edwardian front door, complete with stained glass panels and period ironmongery, you step into a generous hallway. Stairs rise to the first floor, still retaining the traditional carpet runner fittings, while a useful understairs cupboard provides storage. The space features tiled flooring, a radiator with decorative cover, and original internal doors leading to the ground floor rooms.

**LOUNGE** 11' 7" x 14' 8" (3.55m x 4.48m) A front-facing walk-in bay window fills the room with natural light, complemented by a Victorian style feature fireplace with gas fire creating a striking focal point. Period details include dado rails, coving and a ceiling rose, alongside two radiators, TV aerial point and soft carpet flooring.

**KITCHEN/DINER/FAMILY ROOM** 17' 3" x 19' 9" (5.26m x 6.02m max) A superb open-plan space designed for relaxed family living, offering clearly defined kitchen, dining and lounge areas. The kitchen is fitted with modern wall, base and drawer units with soft under lighting, oak work surfaces and a central breakfast island, along with housing for an American-style fridge-freezer. A composite sink and drainer with mixer tap sits within the main run of units, while integrated appliances include an electric oven and a Neff hob with extractor hood. A picture window with fitted shutters, frames views of the garden, complemented by two Velux windows that ensure the room is bathed in natural light throughout the day. The seating area enjoys the warmth of an Arundel XL multi-fuel burner set on a marble hearth, paired with vintage retro lighting. Practical touches include an ethernet outlet for reliable high-speed connectivity, a dedicated digital TV aerial and multiple electrical sockets, ideal for streaming, gaming or working from home. LED lighting to the kitchen area, laminate wood flooring and an original glazed pine door leading to the games room.

**GAMES ROOM** 13' 2" x 9' 2" (4.02m x 2.8m) A fantastic additional reception space for the family to enjoy, featuring French doors with fitted shutters that open directly onto the garden. The room includes a radiator with decorative cover and laminate wood flooring, and is well equipped with a USB charging port socket and its own dedicated digital TV aerial. A pine door leads through to the utility/shower room.

**UTILITY/SHOWER ROOM** 6' 3" x 13' 1" (1.92m x 4.01m) A beautifully styled shower room featuring a traditional high-level WC with brass flush pipe and pull chain cistern, paired with an elegant ceramic wash basin set on ornate supports with twin brass taps. The tiled shower cubicle includes an exposed brass shower system that adds a striking heritage touch, complete with a traditional round rainfall head and matching brass valve for a cohesive, vintage-inspired look. Half height green panelling brings depth and character to the walls, complemented by a classic column radiator, tiled flooring, and a window fitted with blinds for privacy and natural light control.

**LANDING** Taking the stairs to the first floor landing with carpet flooring and wood doors off to;

**BEDROOM ONE** 11' 6" x 12' 4" (3.52m x 3.78m) Having a front facing window fitted with a blind, this room also features a radiator, original cast-iron fireplace, USB charging port power sockets for added convenience, and carpet flooring.

**BEDROOM TWO** 8' 6" x 15' 9" (2.61m x 4.81m) Having dual aspect

windows with fitted blinds allowing plenty of natural light to filter through, two radiators, dado rails, built-in airing cupboard and carpet flooring.

**BEDROOM THREE** 12' 3" x 9' 2" (3.75m x 2.80m) Having a rear facing window fitted with a blind, radiator, a dedicated ethernet connection for seamless streaming and home office capability, USB charging port power sockets for added convenience, an original cast-iron fireplace and carpet flooring.

**BATHROOM** 7' 3" x 6' 2" (2.22m x 1.9m) Comprising an extra-deep freestanding bath tub complemented by high-quality GROHE taps and fixtures, this bathroom also features a vanity unit wash hand basin, wall cabinet and a dual flush WC. An obscure-glazed window with a fitted blind provides privacy, while LED lighting, part-tiled walls, tiled flooring and a radiator complete the space.

**FRONT ASPECT** Framed by smart railings, the frontage features a well kept gravelled garden designed for easy upkeep, while a beautifully tiled pathway guides you to the front door and immediately showcases the property's period charm.

**REAR GARDEN** The rear garden benefits from newly installed contemporary wooden fencing, fully enclosing the space and creating a peaceful, private, and tranquil retreat. It features a range of specimen shrubs, including standard Sambuca and standard Cotinus, alongside a variety of hardy tropical and of evergreen planting. A dedicated Far Eastern-inspired section introduces a calm, zen-like ambience, showcasing specimen Pieris and Leucothoe shrubs that provide a striking cacophony of colour throughout the year. The crowning jewel of the garden is a mature white Wisteria, drawing further influence from the Far East. Each May, it produces a breathtaking display—a blizzard of white flowers—followed by a lush green canopy that remains until October. Encircling the garden is mains-powered LED festoon lighting, enhancing the atmosphere and creating a fairy-tale setting, ideal for late spring and summer evening entertaining. An external tap is also installed to support both gardening and general maintenance needs.

**PARKING PERMIT** Residents Permits cost £55 per year for the first permit, Visitors Permits cost £11 for a book of 10 day tickets.

**AGENTS NOTE** TENURE Freehold. Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		