

Alken House, 2 Cottesmore Avenue, Melton Mowbray, LE13 0HY

£425,000

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Alken House
2 Cottesmore Avenue
Melton Mowbray
LE13 0HY

A handsome three bedroom double-fronted Edwardian residence that effortlessly balances original turn-of-the-century character with bright, comfortable modern living conveniently located a five-minute walk from Melton Mowbray town centre.



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DESCRIPTION

Alken House has been completely transformed into a warm, practical home featuring an expansive open-plan living kitchen, twin multi-fuel stoves, private off-street parking, and a beautifully sheltered mature walled garden.

From the road, a gated frontage and red-and-black quarry tiled porch open into a welcoming reception hall laid with original Minton tiles, leading to a restored central staircase with a traditional stair runner. To one side sits the heart of the home: a generous kitchen, dining, and family living area spanning from the front bay window back into an extended courtyard-side kitchen. The sitting space centres on a Morso multi-fuel stove set into an original Edwardian slate surround, framed by solid oak parquet flooring, high coved ceilings, and a fitted bay window seat with storage. The kitchen itself is fitted with classic hardwood shaker cabinetry in regency blue, solid oak worktops, a quartz-topped central island breakfast bar, a Rangemaster dual-fuel range cooker, an integrated dishwasher, and a stable door opening out to the courtyard.

Across the hallway, the separate drawing room offers a quieter evening retreat, featuring fitted window shutters, original picture rails, and a second multi-fuel stove.

Beyond this room, a dedicated boot and laundry room provides practical day-to-day utility with additional shaker storage, deep Belfast sink, space for laundry appliances, a traditional ceiling pulley airer, and direct courtyard access. A downstairs cloakroom with wall panelling and WC completes the ground floor.

Upstairs, a bright landing with a tall sash window leads to three well-proportioned bedrooms and a modern four-piece family bathroom. The master bedroom enjoys twin sash windows, built-in wardrobes with integrated lighting, and an original cast-iron fireplace with green tiled hearth, (this room could be partitioned if need be to create a four bedroom house as this was the previous format) . Bedroom two is another comfortable double room retaining its original Edwardian fire surround, while the third bedroom offers an ideal single room, nursery, or dedicated home study. The bathroom is fitted with a deep-profile bath, a separate walk-in shower enclosure, a vanity basin, and a low-flush WC.

Outside, the property benefits from rare central town parking, including a double-width block paved driveway and double gates leading through to a private sandstone sett courtyard. A brick-built fuel store sits to the side, while the main garden unfolds within established brick boundary walls. The garden includes mature shrub borders, a vine-covered timber pergola, a central lawn, a sandstone sun terrace, and a storage shed, with ample room and privacy to add a dedicated home garden office subject to necessary consents.

Local amenities, shops, gyms, cafes, and schools are all within easy walking distance, while the town provides direct road links to Leicester, Nottingham, Loughborough, and Grantham.

Properties located so close to town with dedicated parking rarely come to market, early viewing is highly recommended to appreciate the space, warmth, and setting on offer. Contact our team at Shoulers to arrange your viewing appointment.

AGENTS NOTE

Under Section 21 of The Estate Agents Act we are obliged to point out that this property is owned by an employee of the firm.

Parking : The property has 2 offstreet parking spaces however there is further parking to the road via permit parking at a charge of £55 per car per year.


Kitchen


Drawing Room


Sitting Room


Hallway


Bedroom 1

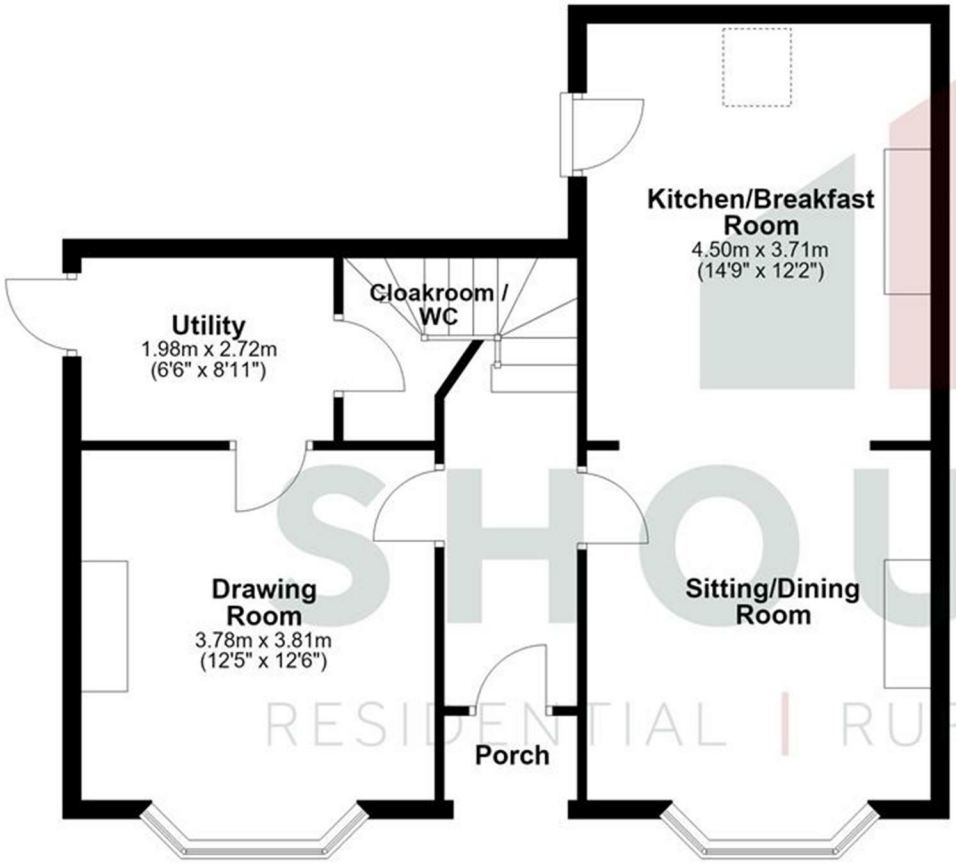

Bedroom 2


Bedroom 3


Bathroom

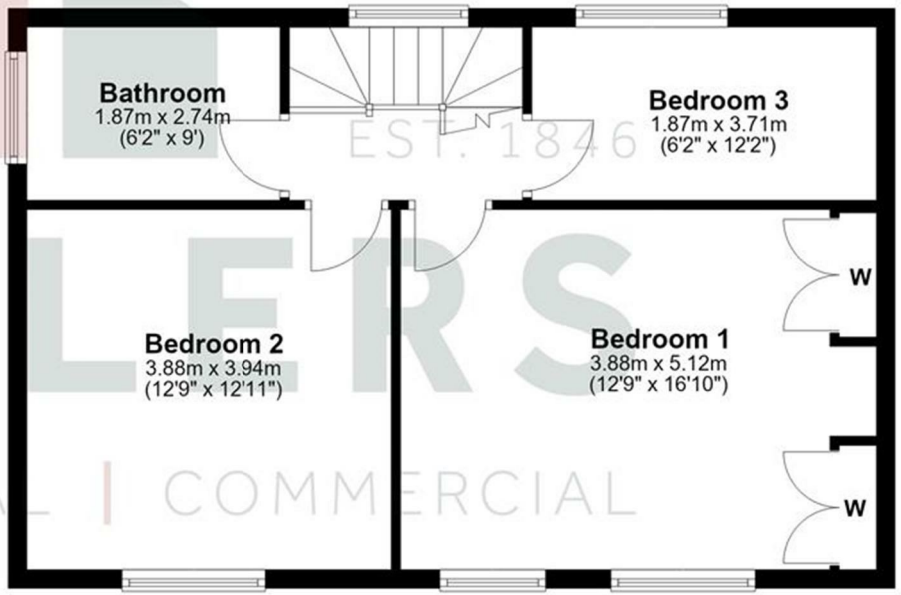
Ground Floor

Approx. 63.5 sq. metres (683.7 sq. feet)

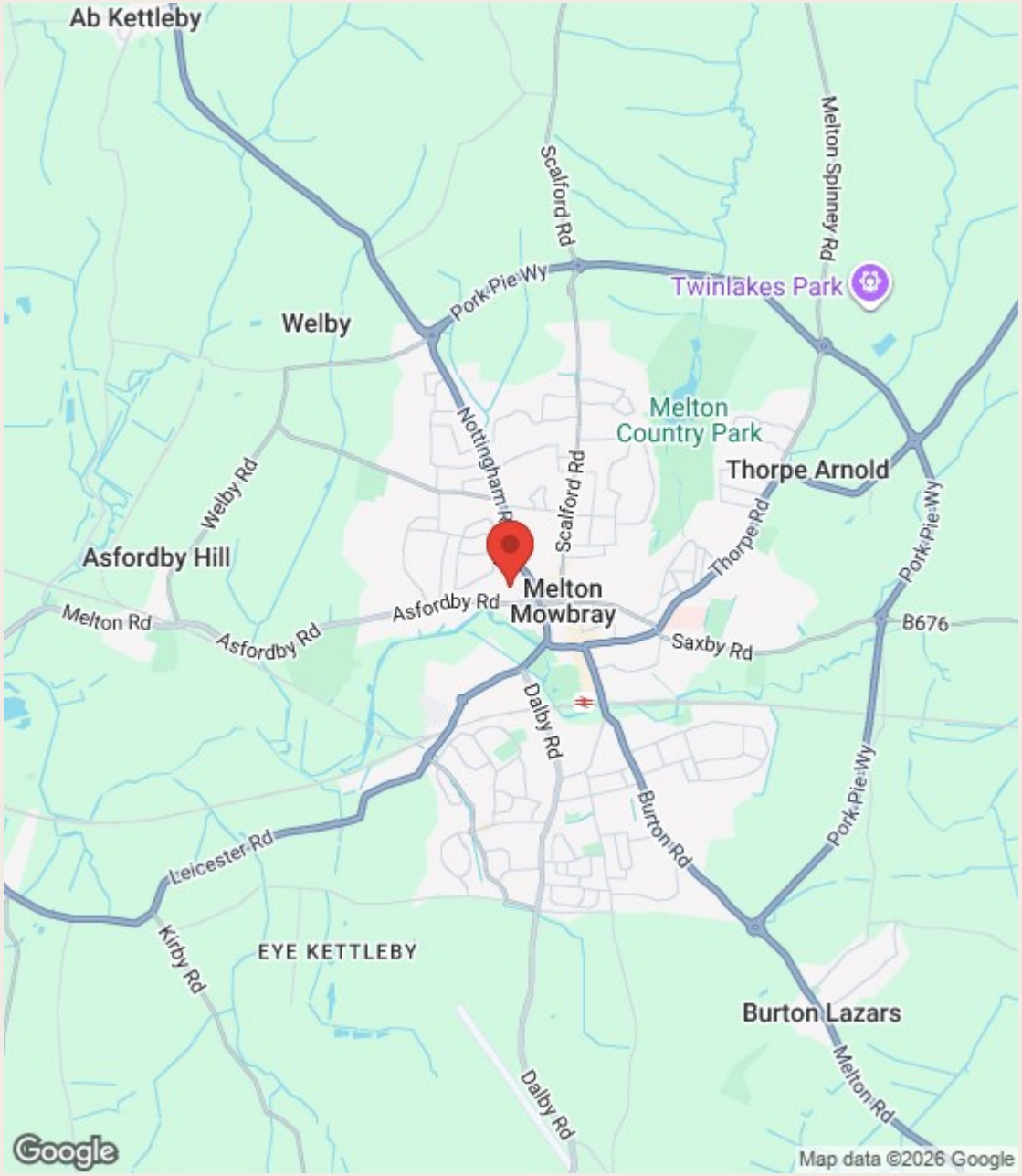


First Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



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Garden

- Striking double-fronted Edwardian home built circa 1905
- Bright open-plan kitchen, dining, and living space with central island
- Separate formal drawing room with fitted wooden window shutters
- Two lined multi-fuel stoves set within original period fireplaces
- Preserved character including Minton hall tiling, sash windows, and oak parquet flooring
- Practical separate boot and laundry room plus downstairs cloakroom
- Three well-proportioned bedrooms and a contemporary four-piece bathroom
- Off-street parking for multiple vehicles on a double driveway and courtyard
- Private walled rear garden with lawn, pergola, and sandstone terrace
- Quiet, established setting just a five-minute walk from Melton Mowbray town centre

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