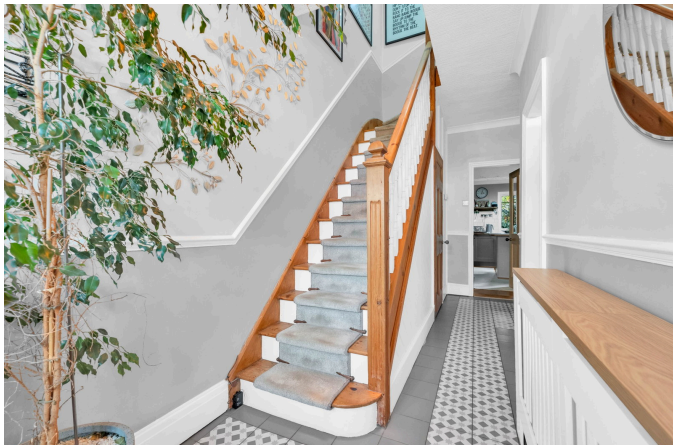


Cottesmore Avenue, Melton Mowbray, LE13 0HY

£295,000

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- Three Double Bedroom
- Games Room
- Landscaped Courtyard Garden
- Five minutes walk to the town centre
- Original Period Features
- Impressive Open-Plan Kitchen and Dining Hub, ideal for entertaining
- Downstairs WC, Shower Room and Utility
- Close to Local Schools
- Permit Parking
- Council Tax Band B



A stunning blend of heritage and high-spec modern design, this extended Three-Bedroom semi-detached residence is situated within easy reach of Melton town centre and local schools.

The ground floor features an inviting entrance hall with original floor tiles, a bay-fronted lounge with a Victorian fireplace, and a light-filled open-plan kitchen/diner with solid oak counters, a central island, and a feature log burner,, a real entertaining room and family hub. A versatile games room with garden access leads to a classic heritage shower/utility room. Upstairs offers

three double bedrooms—retaining period cast-iron grates—and a luxurious family bathroom with a deep freestanding tub and premium Grohe brassware.

Outdoors boasts an enclosed garden with tropical-inspired landscaping and resident permit parking.