



Connells

Rosebery Avenue
Melton Mowbray



Property Description

Located in the heart of Melton Mowbray, this charming mid-terraced home on Rosebery Avenue provides generous living accommodation and a practical layout that suits modern lifestyles.

The ground floor features a welcoming living room with a central fireplace, leading through to a spacious dining room ideal for family meals or entertaining. At the rear of the property, a well-appointed galley-style kitchen offers ample storage, wooden worktops, tiled flooring, and space for appliances. A convenient ground-floor WC and access to the rear courtyard complete the downstairs space.

Upstairs, the property offers two well-proportioned bedrooms. Bedroom One spans the width of the property and includes attractive period-style features such as a decorative fireplace. Bedroom Two is equally well-sized and suitable as a child's bedroom, guest room, or home office. The first-floor bathroom is fitted with a modern white suite including a P-shaped bath with overhead shower, tiled walls and flooring, and a rear-facing window providing natural light.

Outside, the property benefits from a private, low-maintenance courtyard garden—perfect for outdoor seating, storage, or pets. On-street parking is available directly to the front.

Just a short walk from local shops, schools, transport links, and Melton Mowbray's town centre, this property offers both convenience and comfort. Ideal for first-time buyers, small families, or investors seeking a strong rental opportunity.

Living Room

A bright and welcoming front reception room featuring a large window overlooking the street, allowing generous natural light throughout the day. The room includes wood-effect flooring and a central feature fireplace with surround, providing a stylish focal point. This spacious living area offers ample room for seating and creates a comfortable space for everyday relaxation. A doorway leads through to the dining room and stairs to the first floor.

Dining Room

A generous second reception room with attractive wood-style flooring and space for a large dining table. The room features a bold feature wall, a window to the rear aspect, and access directly into the kitchen through a wide archway. Its central location makes it ideal for entertaining or family meals, with plenty of flexibility for additional storage or workspace.

Kitchen

A long, well-designed galley kitchen fitted with

a range of modern base and wall units offering excellent storage. Wood-effect worktops, tiled flooring, and neutral décor create a practical and bright cooking space. The kitchen includes space for freestanding appliances, a fitted cooker with extractor, stainless steel sink beneath a window, and additional storage toward the rear. A door leads to the rear lobby and WC, as well as out to the courtyard garden.

Ground Floor Wc

A useful addition to the ground floor, comprising a white low-level WC and a frosted window for privacy. Neutral décor and mosaic-style tile detail complete the space.

First Floor Landing

A central landing area offers a practical layout that leads directly to the two bedrooms at the front and centre of the property, with the bathroom located to the rear aspect.

Bedroom One

A generously proportioned double bedroom positioned at the front of the property. The room benefits from a large window providing excellent natural light, wood-effect flooring, and ample space for a full bedroom suite. A decorative cast-iron-style feature adds character. This is a bright and comfortable principal bedroom.

Bedroom Two

A well-sized second bedroom overlooking the rear of the property. The room is finished in neutral tones with a fitted carpet and has plenty of space for a single or double bed,

storage units, or a desk—making it ideal for children, guests, or home working.

Bathroom

A modern first-floor family bathroom fitted with a white suite including a P-shaped bath with overhead shower and curved screen, pedestal washbasin, and WC. The space is finished with contemporary dark-tiled walls and coordinating floor tiles. A frosted window provides ventilation and natural light. Stylish and practical in equal measure.

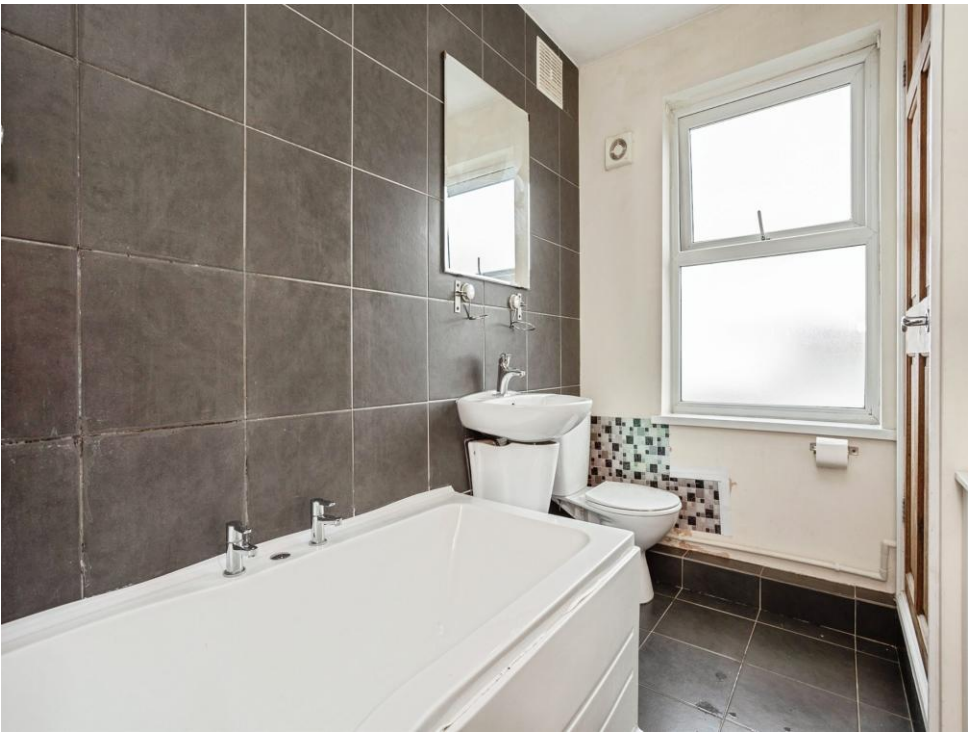
Rear Courtyard Garden

A low-maintenance courtyard garden laid to paving, fully enclosed with fencing and brick walls. This private outdoor space is ideal for seating, storage, or container planting, with direct access from the kitchen. A practical and secure outside area suited to small pets or quiet seating.

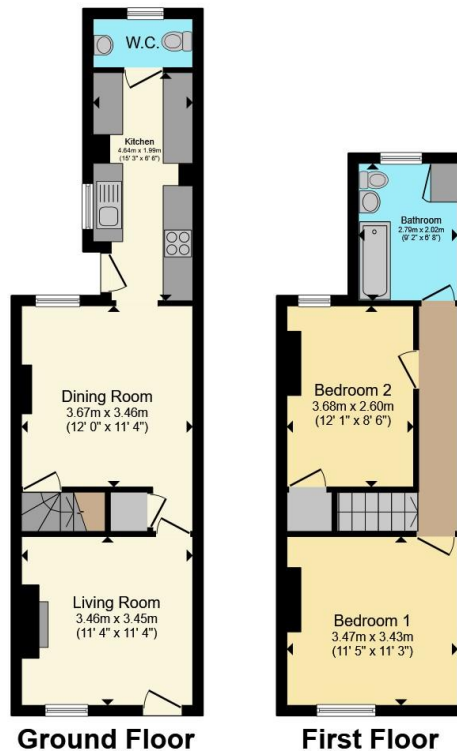
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307868



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