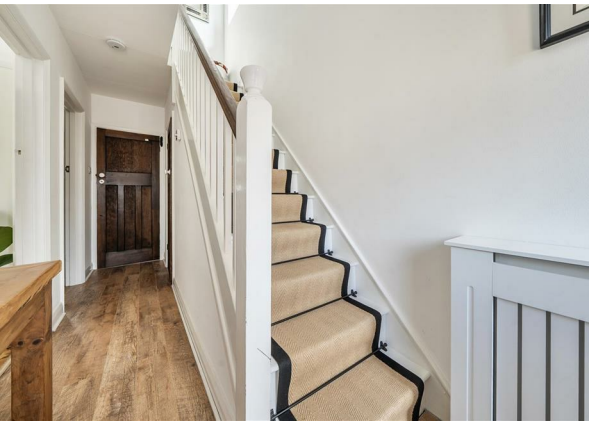
12 Eastfield Avenue, Melton Mowbray, Leicestershire, LE13 1TE

Offers in the region of £295,000

Council Tax Band: B



Occupying an attractive position on Eastfield Avenue, this handsome traditional home offers thoughtfully arranged accommodation, blending character features with stylish contemporary finishes.

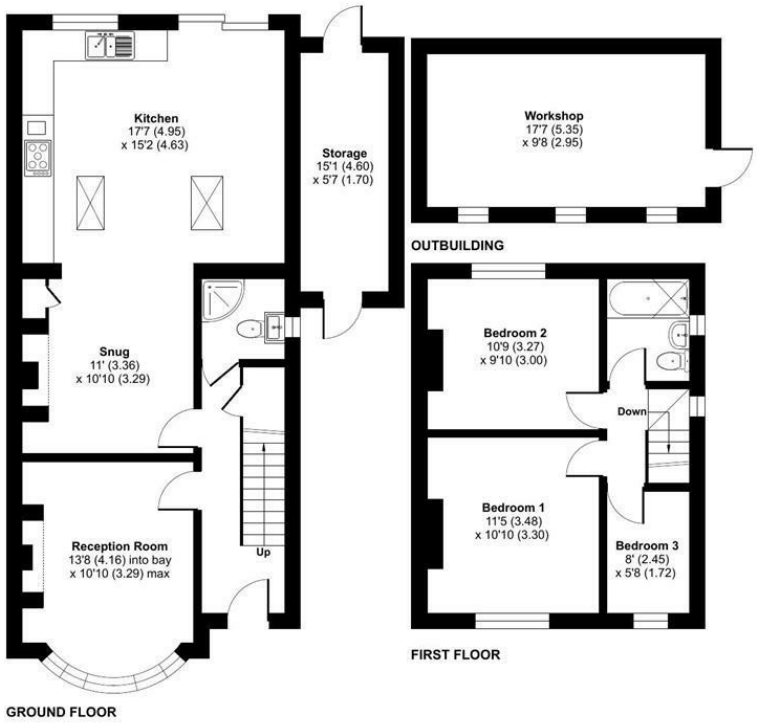
The welcoming entrance hall immediately sets the tone, with attractive flooring, a traditional staircase and characterful internal doors. At the front of the property is a beautifully presented separate sitting room, featuring a wide bay window with fitted shutters, built-in storage and a cosy fireplace—an inviting space to relax and unwind.

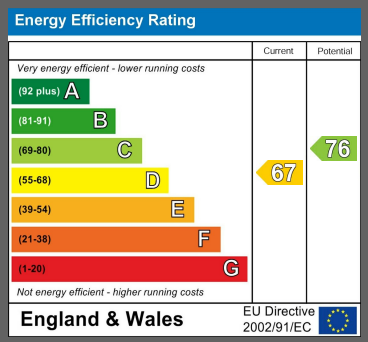
The real heart of the home is the impressive extended kitchen, dining and family room. Designed for both everyday living and entertaining, this bright and sociable space features rooflights, generous glazing and direct access to the garden. The attractive fitted kitchen provides excellent storage and workspace, complemented by a range-style cooker and ample room for family dining.

A comfortable adjoining family area creates a natural place to gather, while the open layout allows conversation to flow effortlessly between cooking, dining and relaxing. A valuable ground-floor shower room

Eastfield Avenue, Melton Mowbray, LE13

Approximate Area = 991 sq ft / 92 sq m
Outbuilding = 254 sq ft / 23.5 sq m
Total = 1245 sq ft / 115.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for House and Home Bespoke. REF: 1512576

13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
0333 242 3760
Beth@houseandhomebespoke.co.uk