



## Gloucester Avenue Melton Mowbray, LE13 0AG

Set in a desirable location in the charming town of Melton Mowbray, this splendid detached house offers exceptional living space for families. The house features five well-appointed bedrooms, three reception rooms with mature gardens and parking capacity up to five vehicles. It is within easy access to local amenities and the town centre.

£2,500 PCM

# Gloucester Avenue

Melton Mowbray, LE13 0AG



- 5 Bedroom Detached Home
- Master and Second Bedroom with en-suites
- 3 Large Reception Areas
- Separate downstairs WC
- Finished to an Extremely High Standard Throughout
- Available April 2026
- Popular Residential Location Close to Local Amenities and Transport Links
- Double Integral Garage + Off Street Parking
- Please see Key Facts for Tenants for Material Information Disclosures

## Entrance Hall

14'0 x 7'10 (4.27m x 2.39m)

## Living Room

16'0 x 13'4 (4.88m x 4.06m)

## Snug

11'8 x 14'11 (3.56m x 4.55m)

## Dining Room

11'0 x 11'4 (3.35m x 3.45m)

## Kitchen

19'11 x 9'1 (6.07m x 2.77m)

## Downstairs Cloakroom

## Double Integral Garage

17'4 x 24'8 (5.28m x 7.52m)

## First Floor Landing

## Master Bedroom

13'4 x 11'7 (4.06m x 3.53m)

## Ensuite Bathroom

8'0 x 11'1 (2.44m x 3.38m)

## Bedroom 2

17'2 x 19'5 (5.23m x 5.92m)

## Ensuite Shower Room

7'6 x 7'5 (2.29m x 2.26m)

## Bedroom 3

16'3 x 13'4 (4.95m x 4.06m)

## Bedroom 4

8'5 x 10'1 (2.57m x 3.07m)

## Bedroom 5

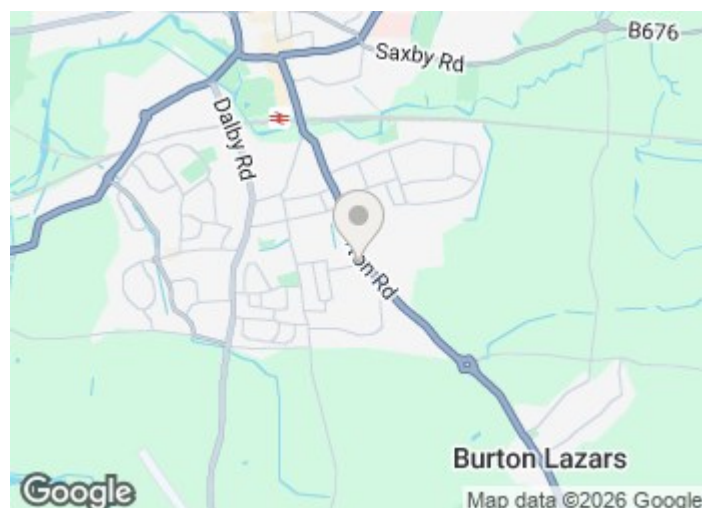
8'4 x 8'6 (2.54m x 2.59m)

## Family Bathroom

10'6 x 6'6 (3.20m x 1.98m)

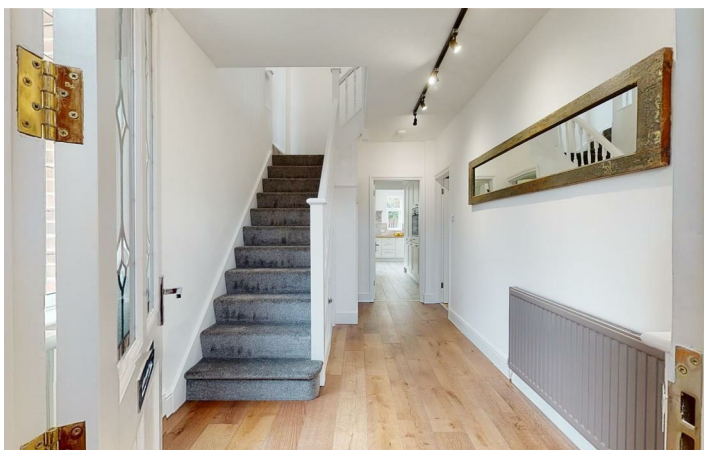
## Off Street Parking for Several Cars

Generous Gardens wrapping round the property

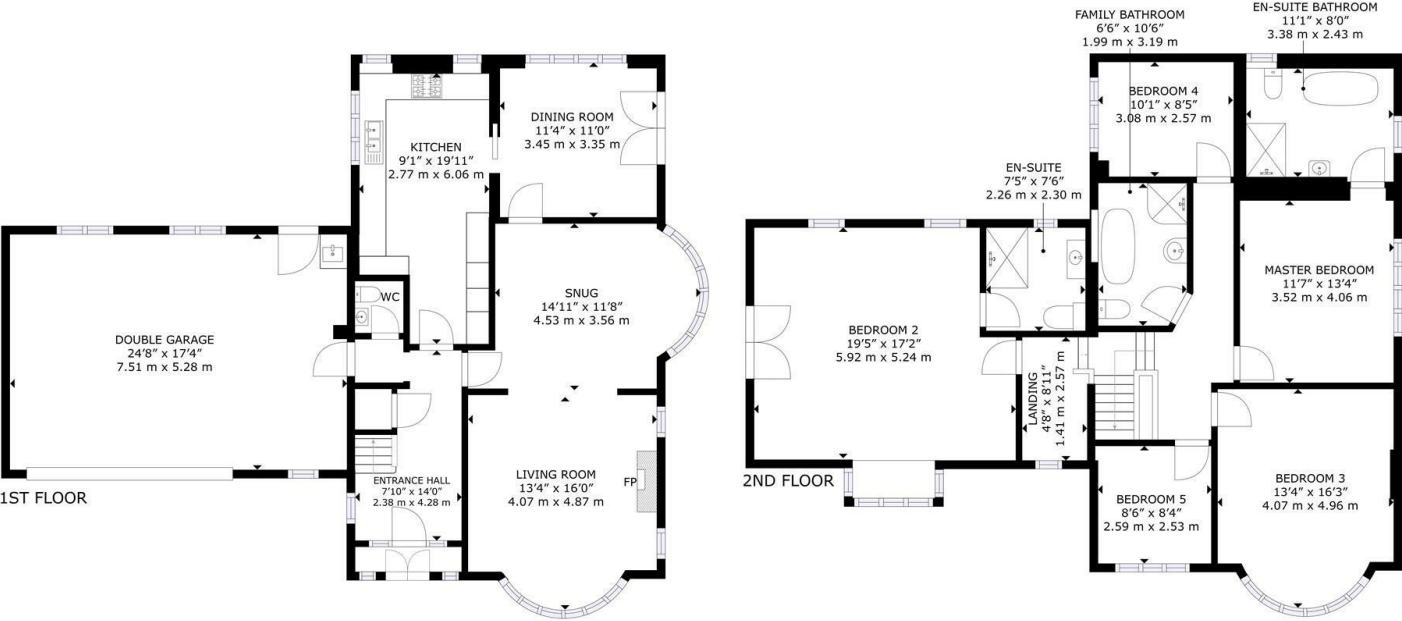


## Directions

Please use postcode LE13 0AG for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA  
1ST FLOOR: 786 sq. ft , 73 m<sup>2</sup>, 2ND FLOOR: 1,151 sq. ft , 106 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 388 sq. ft , 36 m<sup>2</sup>  
TOTAL: 1,938 sq. ft , 179 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

