



COTTESMORE AVENUE, MELTON MOWBRAY

Asking Price Of £435,000

Four Bedrooms

Freehold



END-TERRACE HOUSE

ORIGINAL CHARACTER FEATURES

LARGE EAST FACING GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GARDEN ROOM

LOCAL SCHOOLS NEARBY

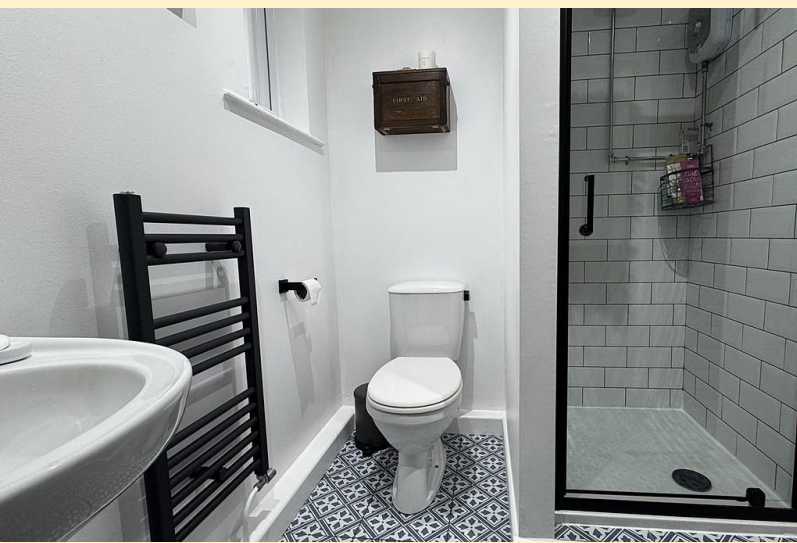
CENTRAL TO THE TOWN

COUNCIL TAX BAND B

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A harmonious blend of character and contemporary comfort, this four-bedroom end-of-terrace home enjoys a prime location within easy walking distance of the town centre and local schools.

The spacious accommodation on offer comprises; entrance hall, sitting room, lounge, kitchen diner, utility room and shower room to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside, the property boasts ample off-road parking, a garage, and a generously sized east-facing garden. A standout feature is the versatile garden room, ideal as a home office, creative studio, or stylish bar for entertaining.



ENTRANCE HALL Part glazed door and side window flooding the welcoming entrance hall with light. Original tiled floor, radiator, stairs rising to the first floor, under stair storage cupboard and original wood doors off to;

SITTING ROOM 12' 1" x 8' 8" (3.7m x 2.66m) Having dual aspect windows allowing plenty of natural light, radiator, original feature open fireplace, picture rails, fitted storage to the alcove and wood flooring.

LOUNGE 13' 5" x 14' 5" (4.1m x 4.4m) A nicely proportioned room having a front facing bay window fitted with shutter blinds for privacy, two radiators, original antique slate open-fireplace with slate hearth, fitted storage and shelving to both alcoves and parquet wood flooring.

KITCHEN/DINER 21' 6" x 13' 10" (6.56m x 4.23m Max) Fitted with a generous range of wall, base and drawer units topped with oak worksurfaces, tiled splash backs, twin Belfast sink with flexi-hose mixer tap, space for a range style cooker with extractor hood over, integrated Bosch dishwasher and space for an American style fridge freezer. A large walk-in pantry offers further storage with lighting, two radiators, LED lights and solid Oak flooring throughout. A window and French doors open out onto the rear garden, perfect for entertaining. A door leads through to the utility and shower rooms.

UTILITY ROOM 7' 7" x 6' 11" (2.32m x 2.13m) This handy utility space has a wall mounted unit, worksurface with space under for a washing machine, wall mounted sink unit and ample room for further white goods. Having a window to the side dressed with a blind, radiator and tiled flooring.

SHOWER ROOM 7' 4" x 5' 6" (2.25m x 1.68m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy, LED lighting and tiled flooring.

LANDING Taking the stairs to the first floor landing with a hatch with pull down ladder to the half boarded loft space with lighting. Original wood doors off to;

BEDROOM ONE 14' 6" x 13' 5" (4.42m x 4.10m) Generous double room having a front facing bay window with fitted shutter blinds, window seat, radiator, original cast iron fireplace and carpet flooring.

BEDROOM TWO 12' 2" x 10' 11" (3.73m x 3.33m) Another good sized double room having a rear facing window, radiator, original cast iron fireplace, built-in storage cupboards and carpet flooring.

BEDROOM THREE 12' 2" x 11' 4" (3.72m x 3.46m) Another double room having dual aspect windows dressed with blinds, radiator, original cast iron fireplace and carpet flooring.

BEDROOM FOUR 9' 0" x 6' 0" (2.75m x 1.85m) Having a side facing window, radiator and laminate wood flooring.

BATHROOM 8' 6" x 8' 9" (2.6m x 2.69m) Comprising of a roll top free standing bath with central tap and shower attachment, low flush WC and a wall mounted wash hand basin with towel rail. Dual aspect windows, fitted storage unit and wood flooring.

FRONT ASPECT Having a dwarf wall and iron railings to the front boundary, a gravel driveway providing ample off road parking, storm porch to the front door with courtesy lighting and access to the garage and rear garden.

GARAGE/WORKSHOP 10' 9" x 23' 7" (3.3m x 7.2m) Having an up and over manual door, lighting, power sockets and a handy sink with hot and cold water.

REAR GARDEN This extensive east facing garden has a decked seating area adjacent to the house with courtesy lighting making a great space for Alfresco dining and entertaining. Garden tap for convenience, a sweeping formal lawn with well established planted borders of Bamboo and shrubs with a stepping stone path leading to the garden room.

GARDEN ROOM 19' 0" x 10' 0" (5.80m x 3.06m) This versatile space could lend itself to many uses as a hobby room, home office or just simply a home bar for relaxing evenings at the end of the day. Fully insulated with inset LED lighting and laminate wood flooring.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

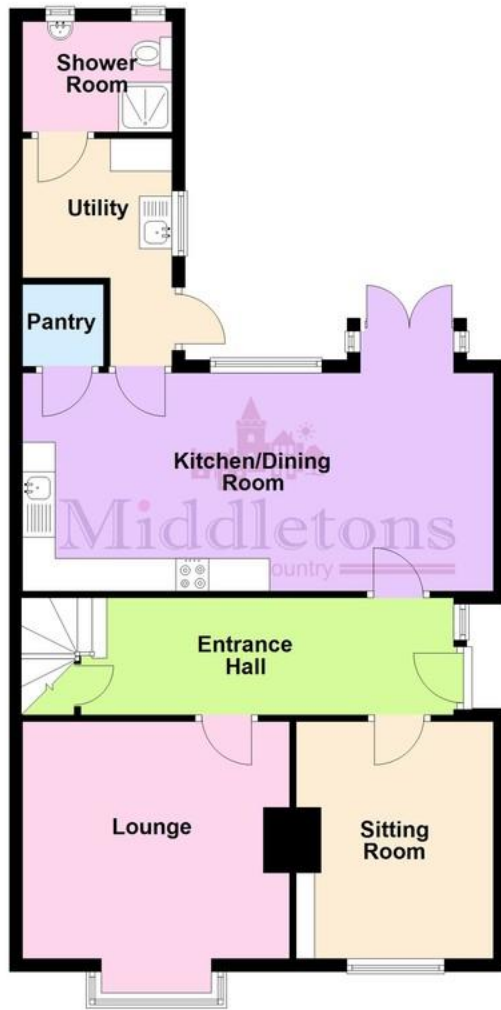
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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy efficiency chart