



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 Per Calendar Month

Gloucester Avenue

Melton Mowbray, LE13 0AG



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

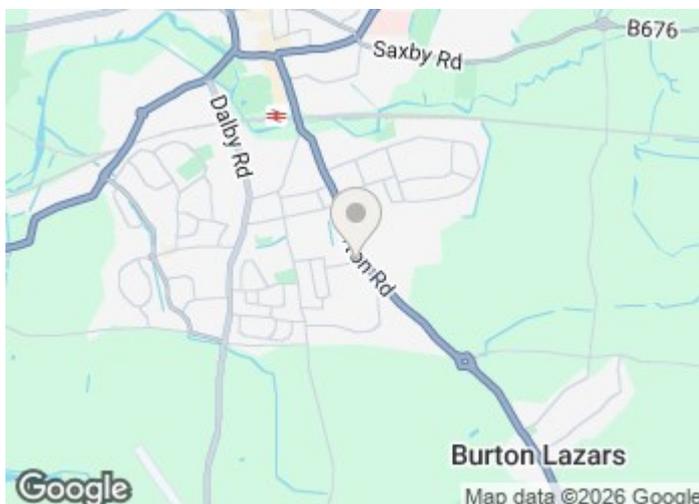
8'4 x 8'6 (2.54m x 2.59m)

Family Bathroom

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

Off Street Parking for Several Cars

Generous Gardens wrapping round the property

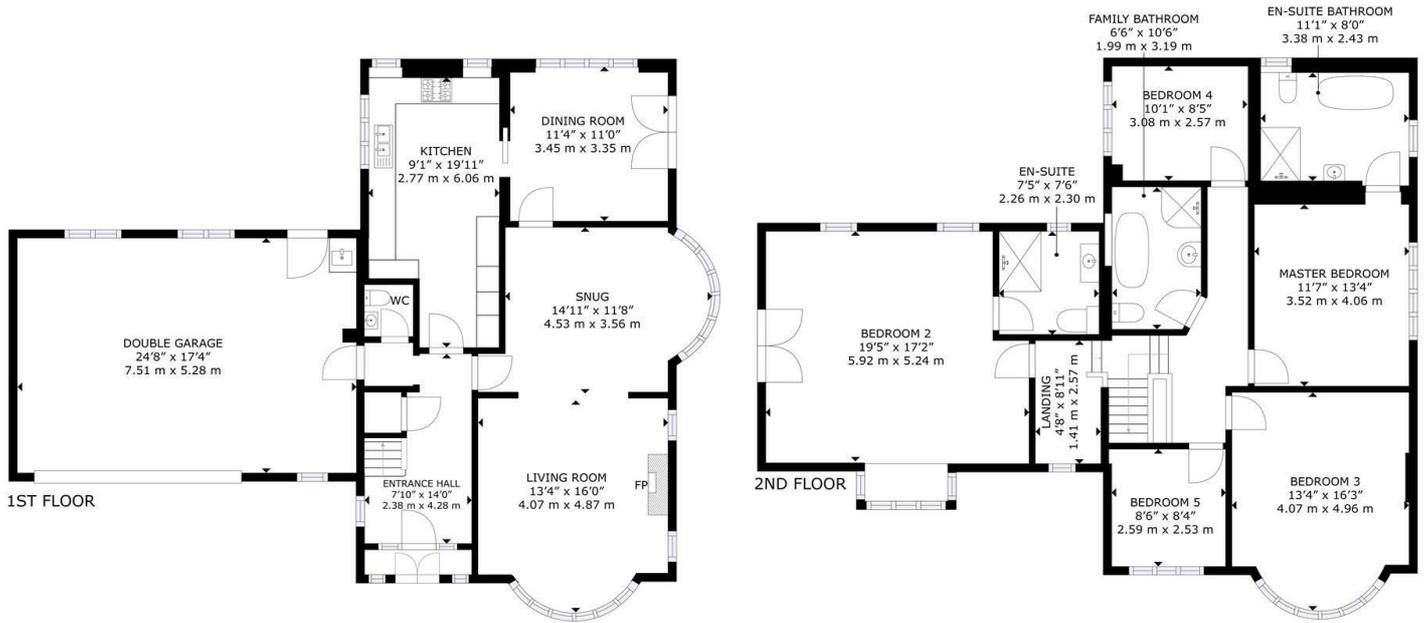


Directions

Please use postcode LE13 0AG for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
 1ST FLOOR: 786 sq. ft., 73 m², 2ND FLOOR: 1,151 sq. ft., 106 m²
 EXCLUDED AREA: GARAGE: 388 sq. ft., 36 m²
 TOTAL: 1,938 sq. ft., 179 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	