



# 19 College Avenue

Melton Mowbray | Leicestershire | LE13 0AB

  
Bentons



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Located in this highly regarded residential location is this beautifully presented and upgraded bay fronted home. The property has been upgraded in recent years to include a refitted kitchen, upgraded bathroom and solid oak flooring to the majority of the ground floor. The property has a modern gas central heating system and uPVC double glazing throughout, the property has also been reroofed and rewired. The plot of this property is particularly generous with a large rear garden which is mainly lawned, an oversized single garage, long driveway and car port and generous frontage. Internally there is an entrance porch, hallway, lounge, dining room and extended kitchen. On the first floor are three bedrooms and a contemporary family bathroom. The property is offered to the market with no upward chain and early internal viewing is strongly recommended to avoid missing out on this superb opportunity.

## Property at a glance

- Traditional Bay Fronted Home
- Three Bedrooms
- Two Large Reception Rooms
- Extended Kitchen
- Beautifully Upgraded Interior
- Large Rear Garden
- Car Port and Garage
- Highly Regarded Location
- Energy Rating D
- No Upward Chain

**Asking Price: £259,950**

### Entrance Porch

With access through a half glazed uPVC door to the front elevation into an entrance porch with the original stain glass leaded light door and windows to the front elevation providing access into:

### Entrance Hall

Stairs rise off to the first floor landing with a useful understairs storage cupboard, central heating radiator and solid oak flooring. Doors lead through to:

### Dining Room

**12' x 11'11" (3.66m x 3.63m)**

A particularly spacious reception room with high level ceilings, a naturally light room with a uPVC glazed central door leading out into the garden with side windows. There is a continuation of the solid oak flooring, fitted display shelving units in both alcoves and central heating radiator, large square archway through to:

### Lounge

**13' x 13' (3.96m x 3.96m)**

A beautifully light second reception room with uPVC glazed bay window to the front elevation with central heating radiator beneath, there is a continuation of the oak flooring, a central fireplace. Please note the fire is currently disconnected but can be reconnected very simply to enable a living flame gas fireplace with marble back and hearth with a modern wooden mantelpiece over, television point.



Upper kitchen cabinets with light wood finish and glass-fronted doors, displaying dishes and glassware.

A window with a white frame, providing natural light to the kitchen.

A large, stainless steel range hood mounted above the cooktop.

A stainless steel gas cooktop with four burners, integrated into the countertop.

A built-in stainless steel oven with a black glass door, integrated into the lower cabinetry.

A ceramic pot with a lid, decorated with a colorful pattern of stylized leaves in yellow, orange, and grey.

A wire fruit basket containing green grapes and orange slices, placed on the countertop.

A small potted plant with green leaves and a single pink flower, placed on the countertop.

A track lighting fixture with three adjustable spotlights mounted on the ceiling.



### **Extended Kitchen**

**15'10" x 7'1" (4.83m x 2.16m)**

The kitchen has been extended and has been refitted to a high standard comprising a range of fitted solid front wall and base units with stone resin tops and contemporary tiled splashbacks to the wall. Inset is a stainless steel sink with mixer tap, also built-in to the kitchen is a Neff electric oven, Neff four ring gas hob, brushed stainless steel splashback and extractor fan and a built-in fridge and dishwasher. The kitchen has three uPVC glazed windows along the side of the property, there is a vinyl flooring and access through to a useful pantry cupboard housing the electricity consumer units with a further glazed window to the side elevation and original quarry tiled flooring.

### **First Floor Landing**

With access through to the loft space, there is a uPVC glazed window to the side elevation and doors lead off to:

### **Bedroom One**

**13'3" x 12'2" (4.04m x 3.7m)**

(Measurements into bay)

A spacious master bedroom with walk-in bay window to the front elevation with uPVC double glazing, there is a high ceiling and a central heating radiator.

### **Bedroom Two**

**12'3" x 12'2" (3.73m x 3.7m)**

A second large double bedroom which has a uPVC glazed window overlooking the rear garden and central heating radiator.

### **Bedroom Three**

**7'8" x 7'8" (2.34m x 2.34m)**

This third bedroom is ideal as a single room, study or nursery. There is a uPVC glazed window to the front elevation and central heating radiator as well as fitted display shelving unit and cupboard over the stair bulkhead.

### **Bathroom**

**8' x 6'11" (2.44m x 2.1m)**

Having been fitted with a three piece white suite comprising the original cast iron bath with central mixer tap and a white wash hand basin and WC. Contemporary tiling to the walls with vinyl floor, central heating radiator and there is an obscure glazed window to the rear elevation and built-in airing cupboard housing the wall mounted gas central heating boiler.

### **Outside Front**

The property has a wide frontage with paved driveway providing off street parking for numerous vehicles which leads along the left hand side of the property to the garage. The rest of the front garden is hard landscaped with gravel borders for ease of maintenance and fencing to the front and side boundaries. The driveway continues beneath a car port to the garage. There is a utility area accessed from the driveway into an external store, with vinyl flooring, fitted with laminate work top and housing plumbing and appliance space for a washing machine and is connected with power and lighting.

### **Garage**

**19'1" x 11'3" (5.82m x 3.43m)**

With a uPVC glazed window to the side elevation and up and over door to the front, having had a replacement felted roof. This garage is larger than average and is connected with power and lighting.

### **Rear Garden**

The rear garden is a true delight of this property and must be viewed to be fully appreciated. There is a large lawned area, two patios and a vegetable plot at the far rear of the garden. The property has medium sized established trees including an apple tree with established hedgerows to the side boundaries.





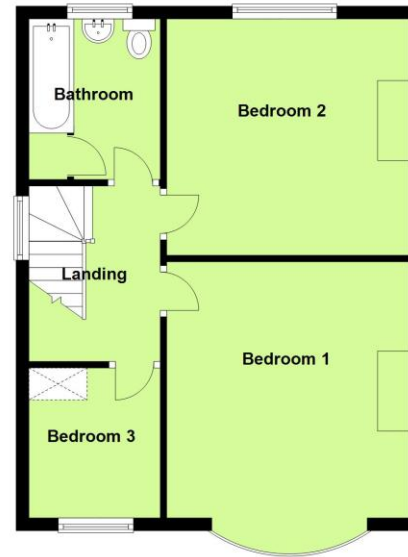




### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



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