



**52 Dorothy Avenue, Melton Mowbray, LE13 0LB**

**£199,950**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**52 Dorothy Avenue  
Melton Mowbray  
LE13 0LB**

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Living Room

Situated in a friendly neighbourhood, this family home on Dorothy Avenue is within easy reach of local amenities, schools, and parks, making it a fantastic choice for those who appreciate community living. The charming character of Melton Mowbray, known for its rich history and culinary delights, adds to the appeal of this property.



Family Room



Kitchen



Utility

## Description

Welcome to Dorothy Avenue, a beautifully presented and extended two-bedroom semi-detached property in Melton Mowbray. This home is the perfect blend of modern comfort and practical functionality, offering significantly enhanced ground floor living space and an outstanding, separate Workshop that will appeal to anyone needing serious hobby or working space.

Step inside to discover a bright and inviting home. The ground floor now flows effortlessly, having been substantially extended to the rear. The Living Room to the front is currently utilised as a large, bright home office thanks to the attractive bay window. This leads seamlessly through to the well-appointed Kitchen/Diner and a generous Family Room to the rear, creating a contemporary, open-plan feel perfect for modern family life and entertaining. The fitted kitchen features oak-style cabinetry, light work surfaces, and a stylish light-blue range cooker set within a feature wooden mantel. A convenient utility area/WC completes the ground floor.

Upstairs, the first floor is home to two good-sized bedrooms, including the main bedroom which benefits from a dedicated walk-in wardrobe area. These are served by a modern, stylish family bathroom which has recently been updated with contemporary grey panelling, a clean white suite and a separate walk-in shower cubicle.

Externally, the property is extremely practical. To the front, you benefit from driveway parking for at least one vehicle. The rear garden features a patio area directly accessible from the Family Room, leading down to a lawn and, most notably, the substantial Workshop. This exceptional structure, measuring approximately (15'1" x 21'7"), is a huge selling point, offering fantastic potential for a home gym or professional workspace.

Dorothy Avenue is a turn-key property that offers more than meets the eye—perfect for first-time buyers, small families, or those who need dedicated space for work or hobbies. Early viewing is highly recommended.



Bedroom



Bedroom



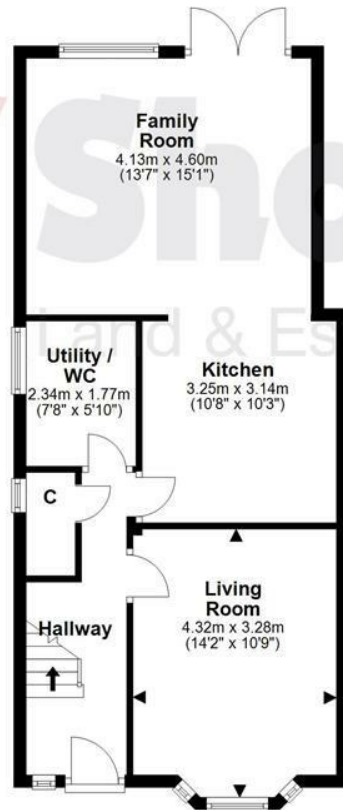
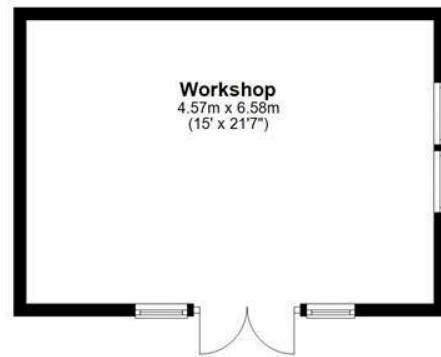
Bathroom



Workshop

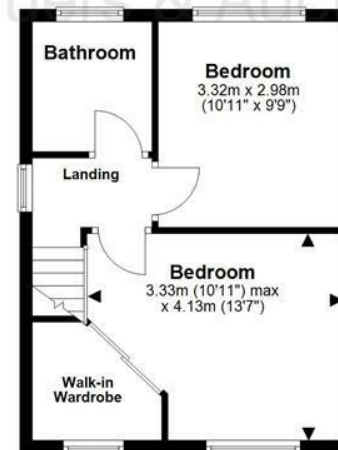
### Ground Floor

Approx. 86.8 sq. metres (934.0 sq. feet)

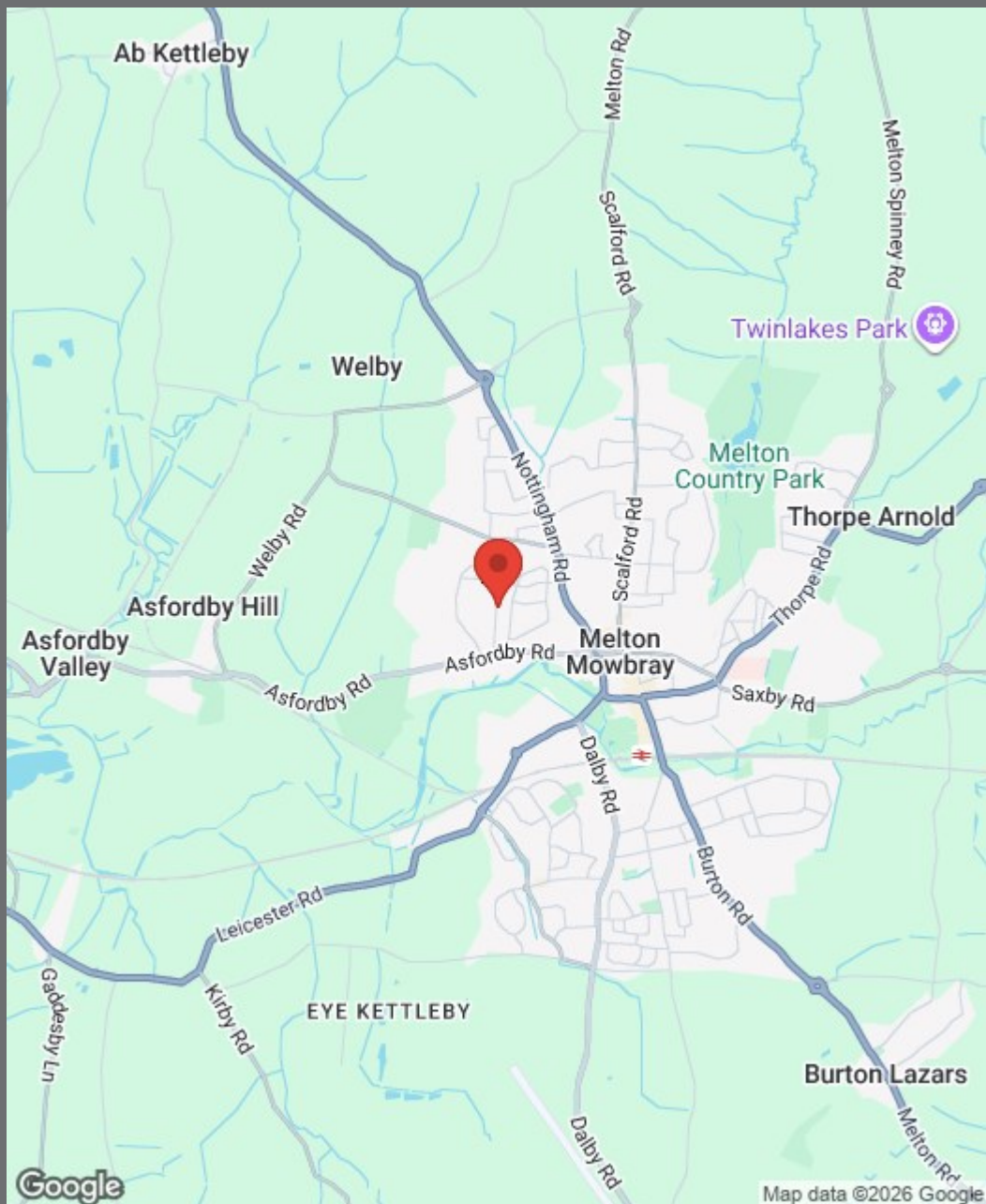


### First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



- Extended two-bedroom semi-detached property
- Sought-after location within Melton Mowbray
- Contemporary open-plan living connecting the Kitchen/Diner and Family Room
- Well-appointed Kitchen with a feature range cooker
- Modern, stylish family bathroom with both a bath and separate shower
- Driveway parking to the front of the property
- Substantial Workshop (4.62m×6.45m) in the rear garden
- Ground floor convenience with a separate Utility/WC
- Main bedroom features a desirable Walk-In Wardrobe area
- Excellent condition and presented to a high standard throughout



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