



Guide Price £115,000 | Leasehold

Nevada Park, Park Avenue, Melton Mowbray, LE13 0JD





Key Features & Description

- Two generous bedrooms
- Well-presented park home
- Single-storey accommodation
- Large Garden
- Council Tax Band A

Nestled within the popular and well-maintained Nevada Park development, this well-presented two-bedroom park home offers comfortable, single-storey living, making it an ideal choice for those looking to downsize whilst still enjoying generous living space and outdoor areas.

The accommodation comprises a welcoming entrance hall leading through to a spacious and light-filled living room, providing an excellent space to relax or entertain. The fitted kitchen/diner offers ample worktop and cupboard space, with room for a dining table, creating a practical and sociable area for everyday living.

The property benefits from two well-proportioned double bedrooms, both offering comfortable accommodation, and is served by a modern bathroom fitted with a three-piece suite.

Externally, the home enjoys an enclosed garden, providing a private outdoor space to sit and enjoy the warmer months, with plenty of scope for keen gardeners. There is also the added benefit of off-road parking, ensuring convenience for homeowners and visitors alike.

Situated on the sought-after Nevada Park development, the property offers easy access to Melton Mowbray town centre, where a range of shops, supermarkets, cafés and local amenities can be found, along with excellent transport links.

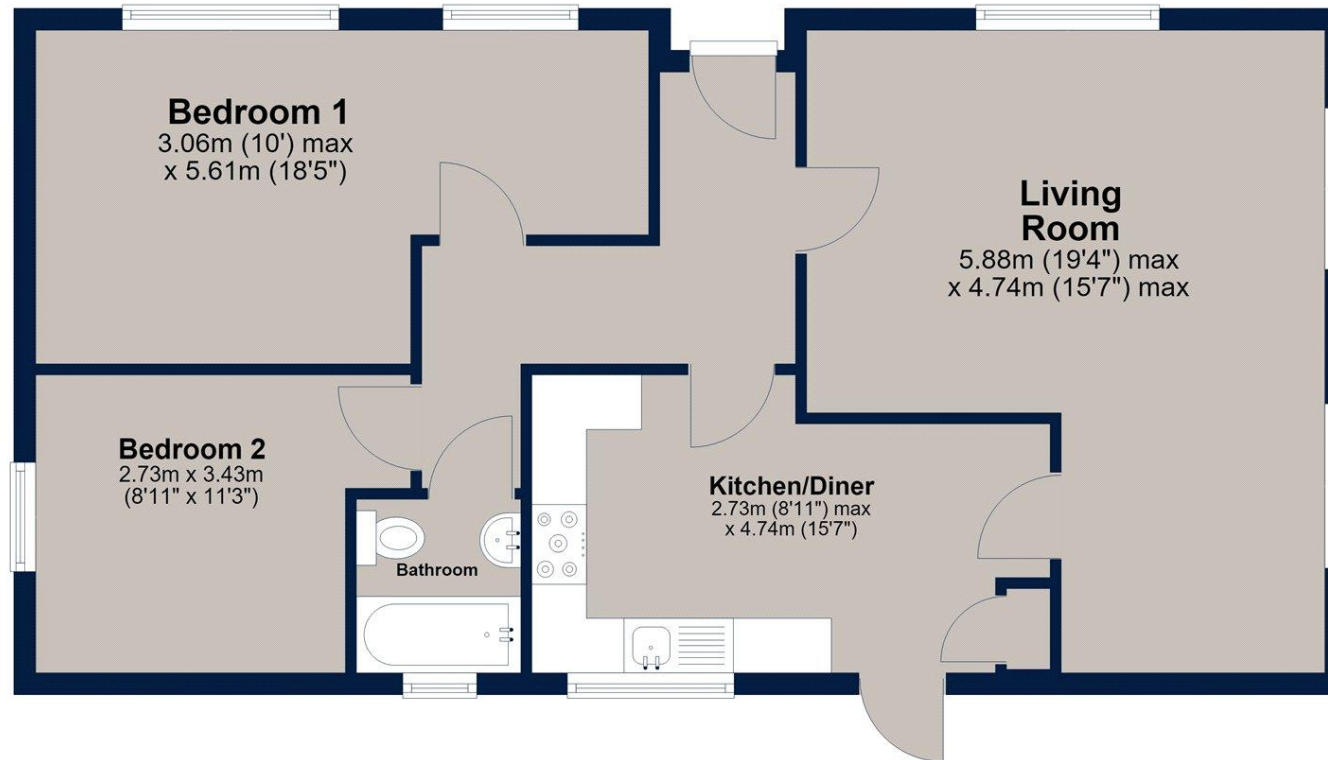
Ground Rent/Service Charge: £197 per month which also covers water bills.





Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Important Notice

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