



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
Ground rent £191.64 Per Month

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.

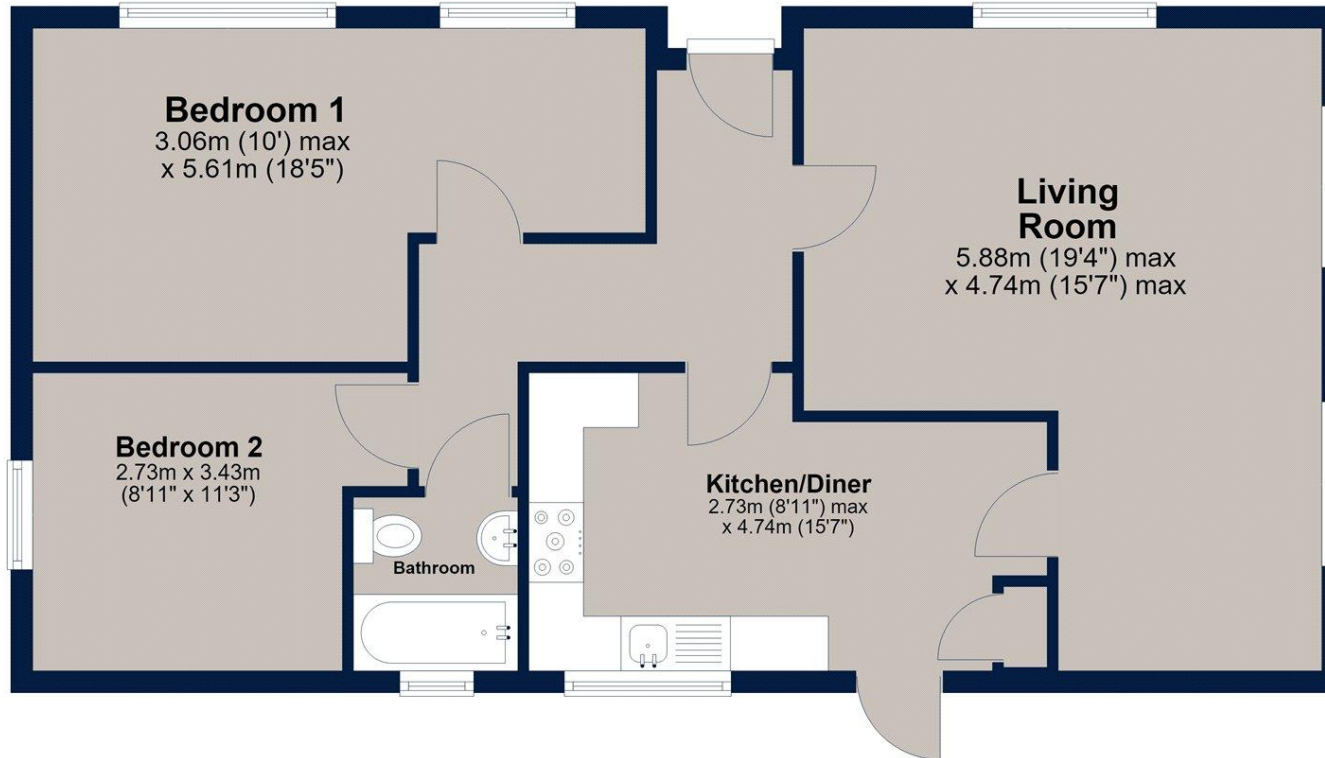
Situated on the sought-after Nevada Park development, the property offers easy access to Melton Mowbray town centre, where a range of shops, supermarkets, cafés and local amenities can be found, along with excellent transport links.





Ground 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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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