



14 Nevada Park Park Avenue, Melton Mowbray,
LE13 0JD
£95,000

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

**14 Nevada Park Park Avenue
Melton Mowbray
LE13 0JD**

Situated in the heart of the Nevada Park community, this two-bedroom park home provides an effortless transition to single-storey living. The property is defined by its sense of space and light, particularly in the generous lounge where a feature bay window creates a bright, welcoming environment. It is an ideal retreat for those looking to enjoy a quieter pace of life within a well-regarded residential setting in Melton Mowbray.



Living Room



Kitchen



Description

Located in the quiet residential setting of Nevada Park, this well-maintained two-bedroom park home offers a fantastic opportunity for those seeking a manageable, single-storey lifestyle in Melton Mowbray. The property features a bright and spacious living room with a large bay window that allows for plenty of natural light, creating a welcoming heart to the home.

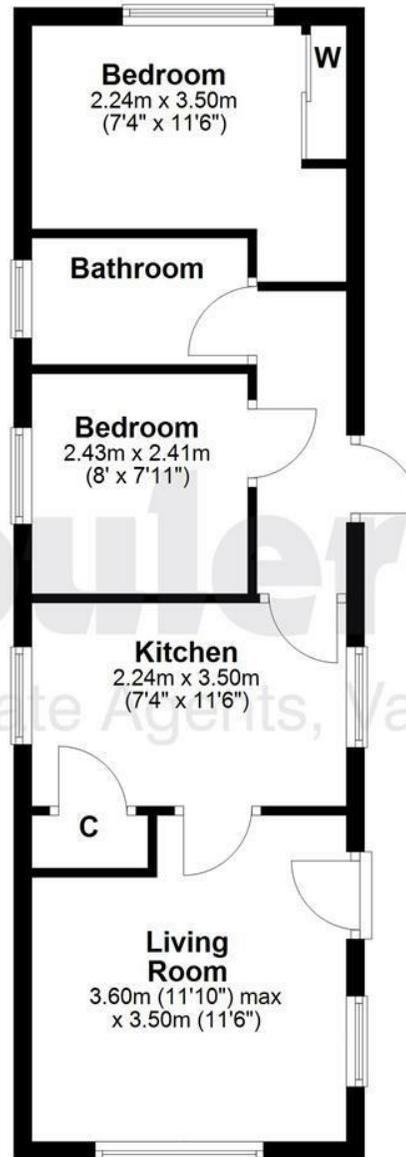
The layout has been thoughtfully designed to maximise the available space, including a practical kitchen equipped with ample storage and workspace. Both bedrooms provide comfortable accommodation, with the principal bedroom benefiting from built-in wardrobes. A central bathroom serves the home, while the exterior offers low-maintenance paved areas and lawned gardens, perfect for enjoying the outdoors without the burden of heavy maintenance.

To arrange a viewing or for further information, please contact our team at Shouler & Son.

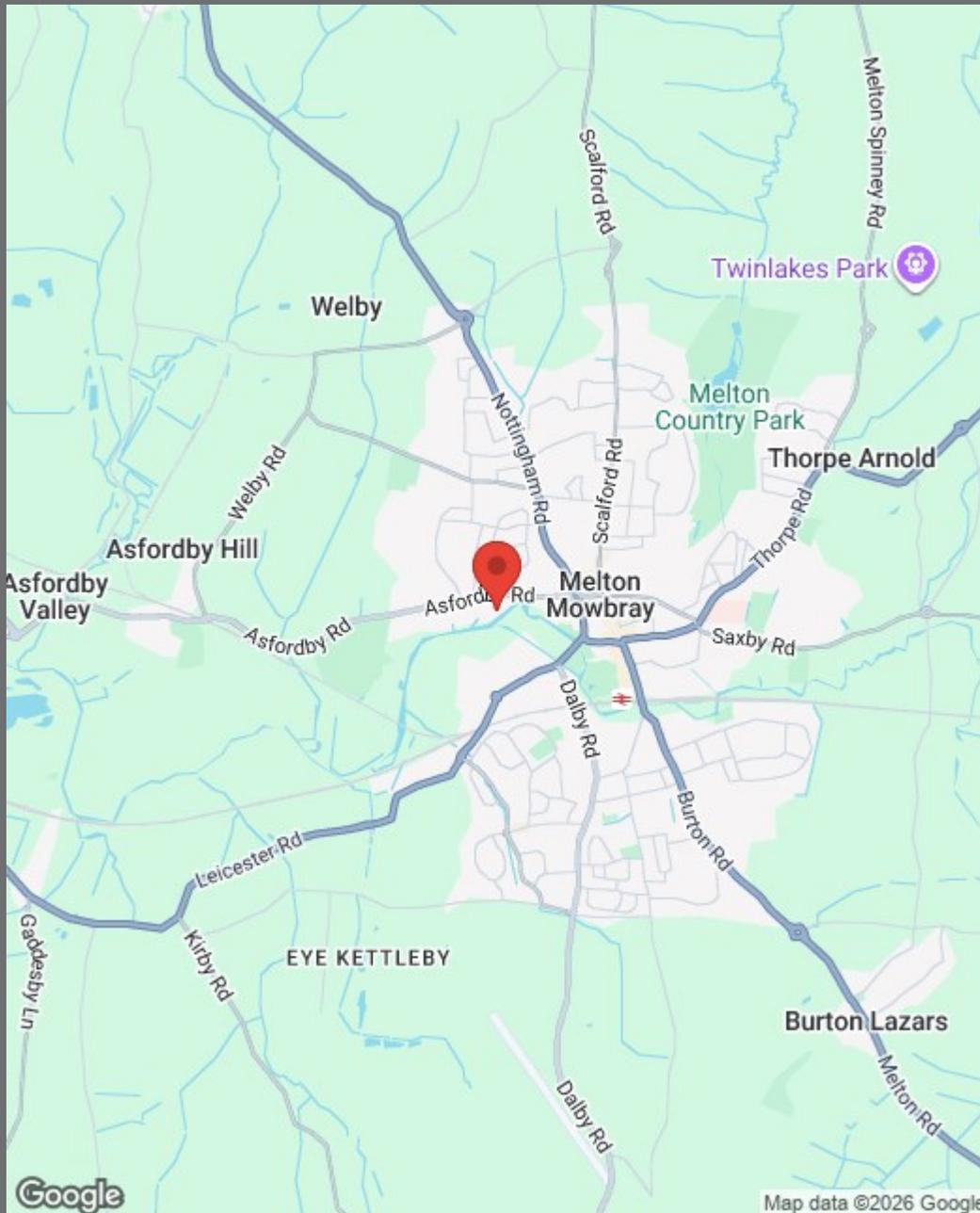
ESTATE AGENTS NOTE: Monthly charge £178 pcm paid to the land owner on site.

Ground Floor

Approx. 43.1 sq. metres (464.4 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.



- **Park Home:** Offering approximately 464 sq. ft of accommodation.
- **Bright Living Room:** Features a large bay window and a feature fireplace.
- **Functional Kitchen:** Includes a range of base and wall units with space for appliances.
- **Two Bedrooms:** Providing versatile space for residents or guests.
- **Built-in Storage:** The main bedroom includes integrated wardrobe space.
- **Central Bathroom:** Fitted with a full-sized bath and shower attachment.
- **Low Maintenance Gardens:** Paved patio and lawned areas wrap around the property.
- **Quiet Residential Park:** Situated in the popular Nevada Park development.
- **Single Storey Living:** An ideal choice for those looking to downsize.
- **No Upward Chain:** Available for a straightforward and efficient purchase



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