



**14 Nevada Park Park Avenue, Melton Mowbray,
LE13 0JD
£85,000**

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.

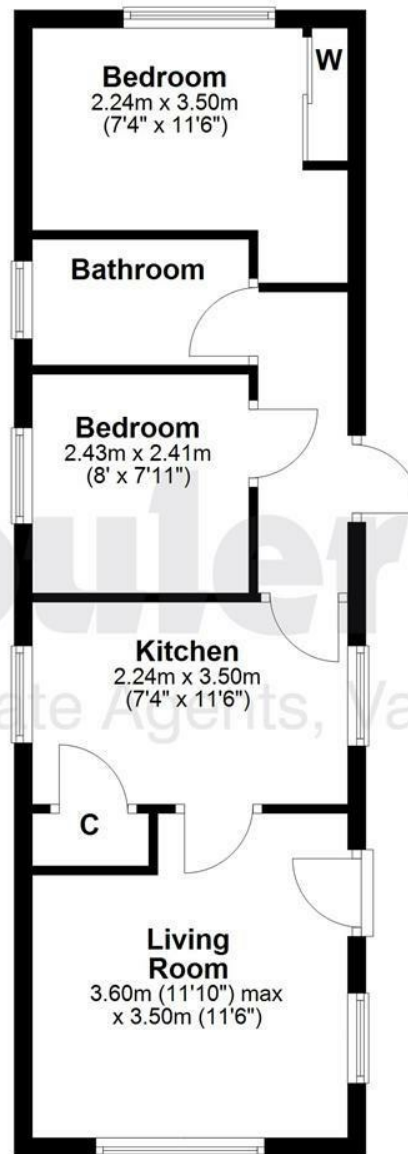
The layout has been thoughtfully designed to maximise the available space, including a practical kitchen equipped with ample storage and workspace. Both bedrooms provide comfortable accommodation, with the principal bedroom benefiting from built-in wardrobes. A central bathroom serves the home, while 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.

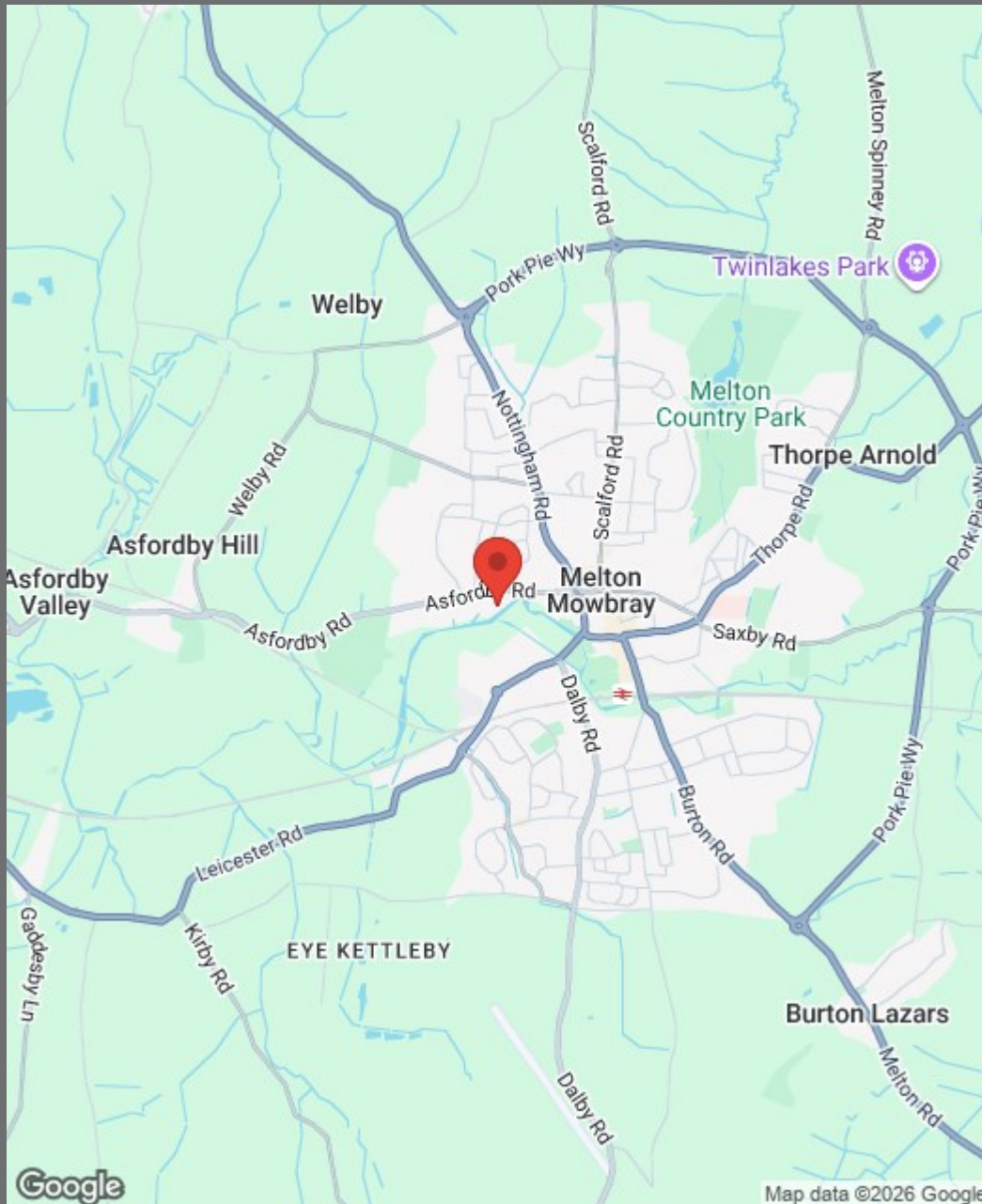
ESTATE AGENTS NOTE: Monthly charge £178 pcm paid to the land owner on site.

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:** Over 45's. Enjoy a secure, independent lifestyle within a vibrant, like-minded community.
- **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



leaned.complains.honey



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

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

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.