



28 Nevada Park, Melton Mowbray, LE13 0JD

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Spacious Park Home
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room
- Gas Central Heating
- NO UPWARD CHAIN
- Off-Road Parking
- EPC Rating D
- Leasehold

£105,000





NO CHAIN - FULL LENGTH DRIVE - GARDEN AREA - PEACEFUL COMMUNITY - NEW CARPETS THROUGHOUT

Parking Arrangements: Driveway Off Road Parking
 Windows: Double Glazed
 Heating: Baxi Gas Boiler
 Vendors Position: No Upward Chain
 Garden Orientation: West Facing
 EPC Rating: D
 Council Tax Band: A
 Total Living Space: Approx: 45ft x 12ft

Situated in a secure gated development within walking distance of the town centre is this two bedroom park home. Having the benefit of gas central heating, double glazing and off-road parking, the accommodation is offered for sale with no upward chain and comprises in brief, entrance hall, living room, dining room, kitchen, two bedrooms and a shower room. To the side of the property is a driveway providing off-road parking and a fenced seating area with a storage shed.

Accessed via a double glazed door into the hallway with a door leading to the fitted galley style kitchen, wall and base units, straight edge work surfaces, sink and drainer, tiled splashbacks, freestanding cooker, space and plumbing for a washing machine and under counter fridge, radiator and door through to a dining area opening into a good sized living room with two bow windows, ceiling fan, TV point and coal effect fire, surround and hearth. There are two good sized bedrooms, the main bedroom having fitted mirrored wardrobes and ceiling fan and a fully tiled shower room with a white three-piece suite comprising a low flush WC, wash hand basin set in a vanity unit and shower cubicle.

There is a block paved driveway, a storage shed and a paved seating area with astro turf and fencing to the boundaries.

Monthly Charge: £178 pcm to landowner on site, can be paid monthly, quarterly, or yearly at a discount.

Living Room 13'3" x 11'8" (4m x 3.6m)

Dining Room 6'3" x 7'0" (1.9m x 2.1m)

Kitchen 13'4" x 5'11" (4.1m x 1.8m)

Bedroom One 8'0" x 11'8" (2.4m x 3.6m)

Bedroom Two 7'1" x 8'8" (2.2m x 2.6m)

Bathroom 6'6" x 5'6" (2m x 1.7m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.