



38 Nevada Park Park Avenue, Melton Mowbray

Offers Over £50,000

 **NEWTON FALLOWELL**

38 Nevada Park Park Avenue

Melton Mowbray

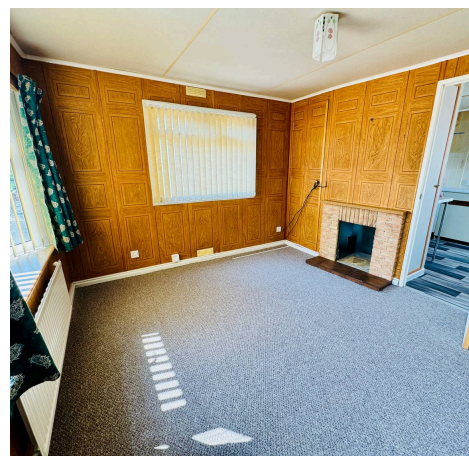
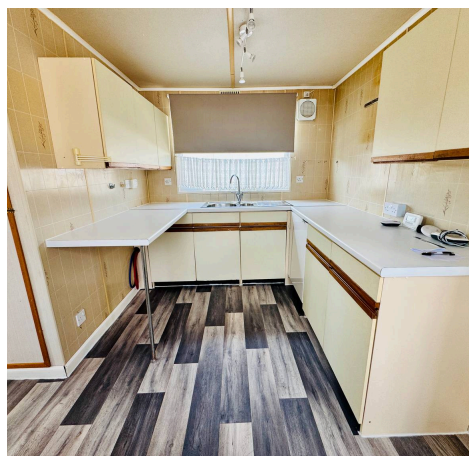
A detached park home, offered to the market with no onward chain, presents an excellent opportunity for those seeking a low-maintenance lifestyle in a popular development close to the town.

Designed to maximise comfort and convenience, the property features a spacious double bedroom complete with fitted furniture, providing ample storage and a peaceful retreat. The fitted kitchen offers a practical layout with plenty of cupboard and worktop space whilst the living area benefits from a dual aspect, allowing natural light to flood the space and creating a bright and welcoming atmosphere throughout the day. There is a patio terrace with room for a shed or additional storage, offering flexibility for those who require extra space for hobbies or equipment. Residents enjoy the use of a communal parking area, ensuring easy and convenient access to the property at all times.

The park home is situated within a well-regarded development, popular with those seeking a sense of community and proximity to local amenities, shops and transport links. While the property is well maintained, there remains scope for improvement, allowing the new owner to personalise and update the home to their own taste and requirements.

Council Tax band: A

Tenure: Leasehold





Early viewing is strongly advised, as properties of this type and location rarely remain available for long. This is an ideal opportunity for downsizers or those seeking a comfortable and secure home in a sought-after area. The property's practical layout, combined with its excellent location and potential for enhancement, make it a compelling choice for those looking to make a move to a park home environment. Please contact us today to arrange a viewing or to request further information.

Side Entrance Hall

4' 3" x 3' 8" (1.29m x 1.13m)

Kitchen

11' 9" x 9' 2" (3.57m x 2.80m)

Lounge

11' 9" x 10' 5" (3.57m x 3.17m)

Double Bedroom

11' 10" x 8' 0" (3.61m x 2.43m)

Shower Room

7' 8" x 4' 2" (2.34m x 1.27m)





Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray