



OLD MILL LANE | FOREST TOWN | MANSFIELD | NG19 0JP

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**BEAUTIFUL FIND!!..** This modern two bedroom park home located within the sought after area of Forest Town offers a tranquil retreat with stunning views of the surrounding lake. The property boasts a contemporary interior, providing comfortable and stylish accommodation that will instantly impress upon viewing. The open-plan space is a fabulous area to relax and unwind, with a lovely living area complete with a feature fireplace, stylish downlights and patio doors leading out to the raised seating area, perfect for taking advantage of in the summer months. The kitchen is complete with a range of modern units, along with integrated appliances and ample dining space to enjoy sit down meals. There's a wealth of natural light that flows through this open-plan space, creating an inviting bright and airy atmosphere. Moving further, you will be welcomed by two well-presented bedrooms, both of which have been kept to a high standard with lots of flexibility to add your own stamp. Each benefits from fitted wardrobes/storage for added convenience, whilst the first bedroom also features its own private ensuite facility with a stylish three-piece suite where you can enjoy relaxing after a long day. Furthermore, there's a separate shower room that completes the property nicely. The property benefits from a raised seating area to the front, along with a raised, block-paved area to the rear. There's also a driveway to the front of the property, allowing space for handy off-road parking. Enjoy the peaceful ambiance of nature right at your doorstep in this lovely setting!

### Living Room

Open plan with fitted carpets, feature fireplace, downlights, and patio doors leading outside.

### Kitchen/Diner 7'9" x 8'11"/5'2" x 8'11"

Complete with a modern range of wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven with gas hob and stainless steel extractor fan above, integrated fridge-freezer, space and plumbing for a washing machine, ample dining space, window to the side elevation, velux window and a door leading outside.

### Bedroom One 8'5" x 13'3"

With fitted carpets, walk-in wardrobe, central heating radiator, window to the side elevation and access into;

### Ensuite 6'6" x 7'9"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin and opaque window to the side elevation.

### Bedroom Two 7'2" x 7'0"

With fitted carpets, fitted storage, central heating radiator, downlights and window to the side elevation.

### Shower Room 2'11" x 8'0"

Featuring a walk-in shower cubicle, low flush WC, vanity hand wash basin, storage cupboard, and opaque window to the side elevation.

### Outside

Featuring a decked seating area to the front of the property, raised block-paved area to the rear with storage shed. The property also benefits from a private block-paved driveway to the front, allowing space for handy off-road parking.



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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