



Offers In The Region Of £125,000

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

BuckleyBrown
ESTATE AGENTS

HOMELY FEEL!...This striking three bedroomed park home has been well looked after throughout. Inviting from the very first glance, with accommodation that is well proportioned and perfect to make your own or move straight in! Over 50s site...

A detailed personal inspection will reveal the welcoming entrance hall. From here you will find the attractive open plan kitchen/dining room which has an array of attractive wall, base and drawer units with essential integrated appliances. Not to mention the wooden island breakfast bar along with room for additional dining furniture. The living room is simply stunning, complete a warm feature fireplace and sliding doors giving access to the balcony.

This property also hosts three well proportioned bedrooms with the two of the bedrooms having the benefit of built in wardrobes for added convenience. The master bedroom also benefits from a two piece ensuite. To complete the accommodation, there is a modern three piece shower suite. Outside continues to impress with a private driveway with space for one off road parking and a balcony to the front elevation with space for seating furniture. Don't miss out, call now to arrange a viewing!





Entrance hallway
With access to;

Open plan Kitchen/Dining room
13'2" x 9'10"

With triple aspect windows to the front and both side elevations. Along with sliding doors to the front elevation. Complete with an attractive range of units and wall cabinetry, inset sink and drainer and essential integrated appliances. There is also a separate cupboard for added convenience.

Living room 13'2" x 9'10"

Seating area with feature fireplace and sliding doors leading outside.

Bedroom one 8'2" x 13'2"

With window to the rear elevation, built in

wardrobes and a private two piece en suite.

En suite

Fitted with hand wash basin and low flush WC along with a window to the side elevation.

Bedroom two 7'0" x 8'2"

With built in wardrobes and window to the side elevation.

Bedroom three 7'0" x 7'0"

With window to the side elevation.

Shower room 3'5" x 4'5"

Complete three piece suite with Hand wash basin, low flush WC and shower. With window to the side elevation and cupboard for additional storage.

Outside



Balcony to the front elevation and easy to maintain lawn to the rear both with space for additional furniture.



Ground Floor:
56Sq.MT/183.727Sq.FT
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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