



£150,000 Freehold

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

**BuckleyBrown**  
ESTATE AGENTS

**\*\*OVER 45'S ONLY\*\* RESIDENTIAL PARK HOME...** Here we have a two-bedroom park home that is move-in ready and offers a welcoming layout where you will instantly feel at home!

As you step into the bright and airy entrance hallway, you'll find yourself drawn to the warm and inviting living room off from here. This space, beautifully presented to a high standard, features neutral decor and a light, open atmosphere, providing plenty of room to relax and enjoy quality time with family and friends.

Leading off here you will find a lovely kitchen that comes complete with a range of matching units and cabinets and benefits from integrated appliances, including a double oven. Not only that, the triple aspect windows to the side allow for ample natural light to flood through. Moving on from here, you will find two beautifully presented bedrooms with ample versatility and a modern shower room, fitted with a three-piece suite. These are just a few of the features that this brilliant home has to offer!

This home boasts fantastic gardens, a designated parking space, and is set within a lovely community where you can enjoy a relaxed, carefree lifestyle with like-minded neighbours. It's one you'll love to call your own!

Don't miss out; call now to arrange a viewing!





**Entrance Hallway**  
With access to the kitchen and living room.

**Kitchen 9'4" x 19'1"**  
Fitted with neutral toned wall and base units, work surface, gas hob, inset sink with mixer tap above, extractor fan and triple aspect windows. With an integrated double oven and air-conditioning unit.

**Living Room 10'9" x 17'8"**  
With carpet to flooring, air-conditioning unit and window.

**Bedroom One 9'4" x 9'10"**  
With carpet to flooring, central heating radiator and window.

**Bedroom Two 9'4" x 10'9"**  
With carpet to flooring, central heating radiator and window.

**Shower Room 6'8" x 5'4"**  
Fitted with an enclosed shower, low flush WC, wash hand basin with vanity storage, extractor fan and an opaque window.

**Outside**  
With spacious side and rear gardens



with several patio areas and a maintained lawn. There is the added benefit of a designated parking space.



Ground Floor  
70 Sq.mt / 753.47 Sq.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. Specially 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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