



£117,500

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

**BuckleyBrown**  
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP... I am delighted to introduce you to this neutrally decorated, park home that is currently listed for sale. Positioned in the sought-after location of Forest Town, Mansfield, only a short distance from local amenities and schools. Not to mention the well thought-through layout which will cater to the whole family. Let's take a look inside...

The property features an open plan kitchen/dining/living room, a place of relaxation and comfort, offering ample space to entertain guests or simply unwind after a long day. The kitchen area is stylish and practical, ideal for those who take pleasure in cooking. It offers enough room to manage day-to-day meals as well as catering for larger gatherings. The living area is complemented by sliding doors opening to the rear along with a feature fireplace.

Heading down the hallway you will be greeted with two well maintained bedrooms. Both bedrooms offer plenty of versatility to add your own stamp, whilst the master has the luxury of it's very own en suite. Finally you will find a family shower room, what's not to love?

This remarkable park home, is a rare find. Externally, you will have access to a private driveway as well as a lawn area. Call our team today to arrange a viewing!





### Kitchen/Dining Room/Living Room 13'3" x 21'2"

Open plan layout fitted with a range of attractive wall and base cabinetry, inset sink and drainer and integrated appliances. Ample space for dining furniture. Fitted with a velux window and access to the living room which is light and airy space to relax and unwind with a feature fireplace, windows to the front along with a sliding door.

### Bedroom One 11'11" x 13'3"

Carpeted flooring, central heating radiator, built in cupboard and an en suite. Dual aspect windows to both sides and a velux window.

### En Suite 5'6" x 5'6"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with

an overhead shower. Window to the side elevation.

### Bedroom Two 7'2" x 8'6"

Carpeted flooring, central heating radiator, built in cupboard and a window to the side elevation.

### Shower Room 3'4" x 8'6"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side elevation.

### Outside

Low maintenance exterior with a private driveway allowing for off road parking and a lawn area.







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.

CC Ltd ©2018

**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		

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



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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.

**BuckleyBrown**  
ESTATE AGENTS