



Tollerton Park Tollerton Lane, Tollerton Nottingham NG12 4GD

welcome to

Tollerton Park Tollerton Lane, Tollerton Nottingham

Situated in the serene, gated development of Tollerton Park, designed exclusively for the over 45s, this delightful 2-bedroom park home provides a superb living environment. Occupying a prime plot with stunning field views, the property features allocated parking to the side.



Entrance Hall

Door to front aspect, radiator, storage cupboard

Living Room

18' 7" x 18' Max (5.66m x 5.49m Max)

Electric woodburner, two windows to front, window to rear and side, radiator, television point

Kitchen

14' 2" x 9' (4.32m x 2.74m)

Fitted with wall and base units, electric oven and gas hob, integral fridge/freezer, plumbing for washing machine and dishwasher, single bowl sink, window and door to rear aspect.

Bedroom One

11' 9" x 9' 8" (3.58m x 2.95m)

Walk in wardrobe, radiator, window to front aspect, door to ensuite

Ensuite

WC, wash hand basin, shower cubicle, extractor fan, heated towel rail, window to rear aspect

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Fitted wardrobes, radiator, window to front aspect

Bathroom

WC, wash hand basin, bath with mixer taps with overhead shower, extractor fan, heated towel rail, window to rear aspect



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Tollerton Park Tollerton Lane, Tollerton Nottingham

- OVER 45's DEVELOPMENT
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- STUNNING VIEWS TO THE FRONT AND REAR
- OWN PARKING SPACE

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103543 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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