



**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.

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103543 - 0003

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