

# HoldenCopley

PREPARE TO BE MOVED

Tollerton Park, Tollerton Lane, Tollerton, Nottinghamshire NG12

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**Guide Price £130,000-£160,000**

Tollerton Park, Tollerton Lane, Tollerton, Nottinghamshire NG12 4GD



GUIDE PRICE: £130,000 - £140,000

OVER 45'S PARK HOME...

This delightful two-bedroom park home, situated in the picturesque village of Tollerton, offers a wonderful opportunity for those seeking a peaceful and comfortable living environment. With a wealth of amenities and stunning views across the Trent Valley, this property is sure to capture your heart. Upon entering this lovely home, you are greeted by a spacious entrance hall, the fitted kitchen, thoughtfully designed and equipped with modern appliances, offers ample storage and workspace, making meal preparation a breeze. The living room is a cosy haven, perfect for relaxation and entertaining guests. Adjacent to the living room is the charming dining room, an ideal space for enjoying meals with family and friends. This park home boasts two comfortable bedrooms, providing ample space for rest and relaxation. The master bedroom offers the added luxury of a walk-in wardrobe, providing convenient storage solutions. Additionally, the master bedroom benefits from an en suite bathroom, beautifully designed with modern fixtures and fittings. The property also features a well-appointed bathroom, providing a relaxing space to unwind. Externally, the park home boasts an enclosed lawn garden with border flower beds, creating a vibrant and tranquil outdoor oasis. This is the perfect setting to indulge in gardening hobbies or simply enjoy the fresh air in privacy. A delightful patio area further enhances the outdoor space, offering an idyllic spot for alfresco dining or soaking up the sunshine. The property also includes a convenient driveway, providing off-road parking for residents and visitors. Situated within an over 45s development, this park home offers a tranquil and secure environment, perfect for those seeking a peaceful and relaxed lifestyle. The development is nestled in an idyllic location, providing breathtaking views across the Trent Valley.

MUST BE VIEWED





- Park Home
- Two Double Bedrooms & Walk-In-Wardrobe
- Gated Over 45's Community
- Two Reception Rooms
- Modern Kitchen With Integrated Appliances
- Two Bathrooms
- Stunning Views Over Trent Valley
- Off Road Parking
- Well Maintained Enclosed Garden
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built cloak cupboard, a wall mounted thermostat and a composite front door providing access into the accommodation.

### Kitchen

12'5" x 10'2" (3.8 x 3.1)

The kitchen has a range of fitted base and wall units with marble effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated electric oven and grill, a four ring gas hob with an extractor fan and stainless steel splashback, an integrated dishwasher, an integrated fridge freezer, a plinth heater, space and plumbing for a washing machine, recessed spotlights, a UPVC double glazed window and a single door providing access to garden area.

### Living Room

10'5" x 20'11" (3.2 x 6.4)

The living room has three UPVC double glazed windows, carpeted flooring, a TV point, two radiators, a feature fireplace with a decorative surround and double doors into the dining room.

### Dining Room

8'6" x 10'2" (2.6 x 3.1)

The dining room has a UPVC double glazed window, carpeted flooring and a radiator.

### Bedroom One

12'5" x 10'2" (3.8 x 3.1)

The first bedroom has a UPVC double glazed window, carpeted flooring, a radiator and sliding doors into the walk-in-wardrobe and en-suite.

### Walk-In-Wardrobe

10'2" x 12'5" (3.1 x 3.8)

This space has carpeted flooring and recessed spotlights.

### En-Suite

5'6" x 6'10" (1.7 x 2.1)

The en-suite has a low level W/C, a wash basin, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan and a UPVC double glazed obscure window.

### Bedroom Two

10'2" x 8'2" (3.1 x 2.5)

The second bedroom has a UPVC double glazed window, carpeted flooring, a radiator, fitted wardrobes and over the bed storage cupboards.

### Bathroom

6'6" x 7'10" (2.0 x 2.4)

The bathroom has a low level W/C, a vanity unit wash basin, a panelled bath, a chrome heated towel rail, tiled flooring, partially tiled walls, an in-built cupboard, an extractor fan and a UPVC double glazed obscure window.

## OUTSIDE

Outside to the rear of the property is an enclosed garden with a lawn, a patio area, a shed, a range of decorative plants and fence panelling along with a driveway.

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information,

we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

Pitch Fees: £225 per month.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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