



**21 Tall Trees Old Mill Lane
Forest Town, Nottinghamshire NG19 0JP
£69,950**

- A BEAUTIFULLY PRESENTED AND DRESSED, ONE BEDROOMED PARK HOME, FOR THE OVER '50'S
- INCLUDES GAS COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- BEDROOM WITH FITTED WARDROBES, CENTRAL DRAWERS, AND BEDSIDE UNITS
- LOUNGE WITH LIVING FLAME ELECTRIC FIRE AND UPVC DOUBLE ASPECT.
- POPULAR RESIDENTIAL SITE, CLOSE TO AMENITIES AND COUNTRYSIDE.
- ONE OF THE BEST EXAMPLES WE HAVE HAD THE PLEASURE OF MARKETING.
- ENTRANCE HALL LEADING THROUGH TO THE OPEN PLAN KITCHEN AND LOUNGE.
- BATHROOM WITH THREE-PIECE WHITE SUITE AND PANELLED SURROUNDS.
- OPEN PLAN FRONTAGE, SMALL REAR GARDEN, AND POTENTIAL DRIVEWAY
- FITTED KITCHEN WITH BUILT IN OVEN AND HOB AND FREESTANDING APPLIANCES.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on the A60 Woodhouse Road, eventually turning right at the traffic lights onto Old Mill Lane. At the brow of the hill, turn left Tall Trees/Forest Park. Continue straight down, turning left towards the bottom, where number 21 can be found.

ACCOMODATION COMPRISES

ENTRANCE HALL

UPVC front door. Laminate flooring.

KITCHEN

11'6 x 6'1 (3.51m x 1.85m)

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Freestanding, upright fridge/freezer and washing machine. Cupboard housing the Worcester combination boiler. UPVC double glazed front and rear aspect. Radiator with ornate cover. Open plan through to lounge.

LOUNGE

11'6 x 9'8 (3.51m x 2.95m)

An extremely light room enjoying a double UPVC aspect and side door. Ornamental fireplace with living flame electric fire. Radiator with cover.



BEDROOM

11'6 x 7'10 (3.51m x 2.39m)

Fitted double wardrobes to one wall and central drawers. Freestanding bedside units. UPVC double glazed front aspect. Radiator with decorative cover. Connecting door through to the

bathroom, which can also be accessed from the hall.



BATHROOM

White suite comprising panelled bath with mixer shower to the taps, wash hand basin and WC. Panelling around the bath and to the back of the sink and WC. UPVC obscure glaze.



OUTSIDE

There is an open plan lawned garden to the front and to the side, where a driveway could be created. Prospective buyers are advised to seek the park owner's permission, should they wish to undertake this improvement. There is another small area of garden to the back of the home



The property is in council tax band A (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA 5884/ 24/04/2026

