



**2 Tall Trees Old Mill Lane
Forest Town, Nottinghamshire NG19 0JP
£100,000**

- A WELL-PRESENTED THREE BED PARK HOME FOR THE OVER 50'S
- GAS HEATING VIA A COMBI BOILER
- FITTED KITCHEN WITH BUILT-IN OVEN AND HOB
- DRIVEWAY TO SIDE WITH POTENTIAL FOR ADDITIONAL DRIVE TO OTHER SIDE OF HOME
- FITTED WARDROBES TO TWO OF THE BEDROOMS
- LOUNGE WITH DUAL ASPECT UPVC WINDOWS TO FRONT AND SIDE
- A POPULAR AND CONVENIENT LOCATION FOR A RANGE OF AMENITIES
- OVERLOOKING FIELDS TO THE REAR

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.

ACCOMMODATION COMPRISES

A part decoratively glazed UPVC entrance door leads to:

KITCHEN

16'11" x 6'9" (5.18m x 2.08m)

Having a range of white, high-gloss wall and base units with roll edge worktops, one and half bowl sink with mixer tap, UPVC double glazed window to the front and side elevations, plumbing for a washing machine, built-in electric oven, gas hob, radiator, and having a fitted carpet to part with vinyl flooring to the rest of the kitchen.



LOUNGE/DINER

17'0" x 11'0" (5.20m x 3.37m)

Fitted carpet, radiator, UPVC double glazed window to the front and side elevations and a UPVC part double glazed door to the side aspect.



BEDROOM ONE

8'5" (max) x 7'10" (2.57m (max) x 2.41m)

Fitted carpet, radiator, UPVC double glazed window to the rear aspect and built-in wardrobes.



BEDROOM TWO

8'5" x 7'8" (2.57m x 2.35m)

Radiator, fitted carpet, UPVC double glazed window to rear elevation and built-in wardrobes.



BEDROOM THREE

6'11" x 5'2" (2.12m x 1.60m)

Laminate flooring, radiator, UPVC double glazed window to side aspect.



INNER HALLWAY

Having a fitted carpet and a cupboard housing the combi boiler.

SHOWER ROOM

6'7" x 5'1" (2.03m x 1.57m)

Corner shower and cubicle, white sink set in a vanity unit, radiator, vinyl flooring and opaque UPVC double glazed window to side elevation.



OUTSIDE

Top the left hand side of the home is a concrete parking space for one car, a metal shed, block paving to the right hand side with a concrete area, outside tap and fencing to the rear overlooking a field. There is potential to create a further parking space to the right hand side of the park home, subject to approval.



N B - This is a residential site, which means you can live there permanently, and each property is rated for council tax purposes.

Although you own your property, you don't own the ground that it stands on. This is retained by the park owner, and a ground rent is paid. The park owner is responsible for the maintenance of the site.

Pitch fee/ground rent - £183.18

water and sewerage - £29.43

From the 1st December 2025 - total £212.61

This property is in council tax band A (Mansfield-dc.gov.uk).

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. MA5892/15.05.2026

