



## 64 Tall Trees Mobile Homes, Old Mill Lane, Forest Town

"Offers In The Region Of" £110,000

SPACIOUS TWO BEDROOM PARK HOME WITH MODERN INTERIOR • MASTER BEDROOM WITH EN-SUITE • OPEN PLAN KITCHEN AND LOUNGE SPACE • RELAXING AND CONVENIENT LOCATION, NO UPWARD CHAIN • OUTDOOR UTILITY SHED WITH POWER AND APPLIANCES • ALL FURNISHINGS INCLUDED WITHIN THE PROPERTY



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**John Sankey**









## **Lounge**

Lounge and Kitchen space ( 19'7 length, 13'7 width) A comfortable space featuring UPVC double-glazed windows with double-opening doors that lead onto a patio area, an air conditioning unit for climate control, a central heating radiator, blackout windows for privacy, and ample power points.

## **Kitchen / diner**

Lounge and kitchen space (19'7 length, 13'7 width) Equipped with wall and base units, integrated appliances including a fridge freezer, oven, microwave, hob with extractor fan, dishwasher, and a sink. The space includes a pantry cupboard for additional storage and a dining area accommodating four people. UPVC double-glazed windows, a central heating radiator, and power points complete this functional kitchen.

## **Bedroom No 1**

8' 4" x 11' 6" (2.54m x 3.51m)

A generously sized room with a sliding-door wardrobe containing power points and units inside. Two floor-to-ceiling UPVC double-glazed windows flood the space with natural light. Additional built-in storage, a central heating radiator, and power points make this room practical. The adjoining room features a UPVC double-glazed window, a radiator, and a fitted wardrobe and dressing area, providing functional space and leading to the en suite.

## **En-suite**

A modern shower room with a mains-fed shower, an extractor fan, a vanity sink, a low-flush WC, and a heated towel rail, as well as a UPVC double glazed window makes this a practical and convenient space.

## **Bedroom No 2**

9' 3" x 7' 5" (2.82m x 2.26m)

A practical and well-designed space featuring built-in storage and wardrobe space for added convenience. It includes power points, a central heating radiator, and a UPVC double-glazed window, making it both functional and comfortable.

## **Shower Room**

This space Includes a shower cubical, a vanity sink, a low-flush WC, and storage space. The room is finished with a heated towel rail and a UPVC double-glazed window and a power point for added functionality.

## **Shed**

9' 4" x 6' 1" (2.84m x 1.85m)

Fully insulated and lined, the shed includes power points, a washer and dryer, and storage space. An isolated tap for the washer adds practicality, making this an incredibly useful addition to the property.

## Outside

To the front of the property, a driveway provides ample parking for two vehicles. Steps lead up to the front door, complemented by a charming veranda that extends around the property, offering a cozy space for seating and relaxation. Double doors seamlessly connect this outdoor area to the interior, enhancing the flow between indoor and outdoor living. To the side and rear, an artificial grass area provides a low-maintenance yet versatile space, perfect for seating and entertaining, making it ideal for relaxation or hosting guests.

## Additional Information

The park home has yearly site fee's which are currently £3,243 p/a (subject to change) this also includes water rates, there is no council tax to pay. The park homes are propane gas central heating, There is a payment to be made to the site owner should the property be sold. For more information on this, please contact our office.

## Agent Note

Under Section 21 of the Estate Agency Act 1979 we have to inform all potential purchasers that the owner of this property is a relative to an employee of John Sankey estate agents.





Ground Floor



This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose.  
Plan produced using PlanUp.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.



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