

# Heron Cottage Park, Frostley Gate, Holbeach

£56,000



A delightful holiday home situated close to Sutton St James which enjoys field views and fishing facilities. This mobile home comprises: Lounge diner, open plan to kitchen (fully fitted), two bedrooms and family bathroom. Ground rent is £320.00 PCM. This property is Leasehold

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



## Accommodation Comprises:

PVCu double glazed entrance door to:

**Kitchen/Diner** 3.84m (12'7") x 2.45m (8')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, integrated fridge/freezer, fitted gas cooker with double oven, built-in four ring gas hob, extractor hood over, PVCu double glazed window to side, boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, vinyl floor covering with recessed ceiling spotlights open plan to: door to:

**Lounge Area** 4.00m (13'1") x 3.84m (12'7")

PVCu double glazed windows to front and sides, fitted living flame effect electric fire with surround, radiator, fitted carpet, TV point with recessed ceiling spotlights.

**Bedroom 1** 3.84m (12'7") x 2.38m (7'10")

PVCu double glazed window to side, fitted bedroom suite with a range of wardrobes with hanging rail, overhead storage cupboards, drawers, bedside cabinets, radiator, fitted carpet, TV point, two wall lights, recessed ceiling spotlights.

**Bedroom 2** 2.45m (8') x 1.67m (5'6")

PVCu double glazed window to side, fitted single wardrobe with hanging rail with overhead storage cupboards, drawers, radiator, fitted carpet with recessed ceiling spotlight.

### Family Bathroom

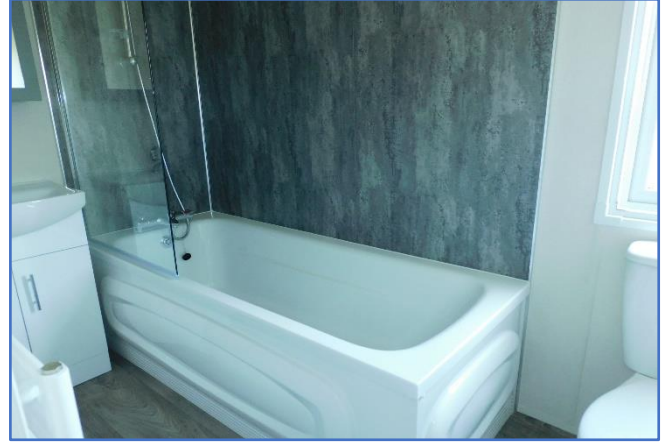
Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, glass screen, vanity wash hand basin with base cupboard, close coupled WC, extractor fan, PVCu opaque double-glazed window to side, heated towel rail, vinyl floor covering, recessed ceiling spotlights.

### Agents Note

(Some rules may be updated see site office on your visit). Heron Cottage Site Rules & Regulations The Caravan Park is for holiday use only and should not be used as a permanent address. The Caravan Park will be open all year, however static caravans must be vacated from the 31st of January to the 1st of March. Touring Caravan owners must sign the register located in the laundry room at least every 28 days to acknowledge they have vacated their van for a period of at least 48 hours. If you require the warden to fix a problem with your caravan this will be chargeable at £25.00 per hour plus the cost of materials. All Gas is to be purchased from the office. All Electric cards are to be purchased from the office. All Static Caravans must be gas tested annually and a copy of the certificate taken to the site office. All Static Caravans must be electric tested every three years and a copy taken to the site office. All Caravans must be insured, and a copy of documentation shown at the site office. A transfer fee of 15% is payable to the site office on all private sales of Static caravans. If you wish to sell privately, for vans 15 years and over please contact the site office. The life span for the static caravans on our park from new will be 15 - 20 years depending upon the vans condition. A tow-off fee for static caravans of £500.00 is payable to the site office. All payments, including ground rents are non-refundable. The 5mph speed limit must be observed at all times. You are responsible for the maintenance around your caravan pitch, 1 metre around the edge, including all weeding on your hard-standing area. Please note if a site warden has to weed and tidy your plot you will be charged £25.00 per hour. All paving slab work will be carried out by the site and only slabs purchased from the site office can be used. Excessive noise, anti-social behavior etc. will not be tolerated. Only domestic household waste is to be placed in the bins and no other rubbish is to be left in the bin compound. Only rubbish that will burn is to be left by the bonfire, no metal or plastics. Dogs must be kept on a lead at all times, if your dog fouls on the site you are responsible for cleaning it up. Please use the bins provided. All caravans must be chained down. (Ask at the site office for a quote) No smoking in public areas, including the toilet blocks. No fixed washing line to be hung from the caravan or any fixed objects. All rotary lines must be taken down and stored when not in use and at night. NOTHING OTHER THAN TOILET PAPER IS TO BE DEPOSITED DOWN ANY TOILET AT ANY TIME. THIS INCLUDES TOURING CARAVANS. (NO WIPES, COTTON BUDS OR SANITARY PRODUCTS) Nothing is to be left scattered around your pitch, e.g., BBQ's and rubbish bags. If a site warden has to tidy your pitch you will be charged £50.00. No metal stakes

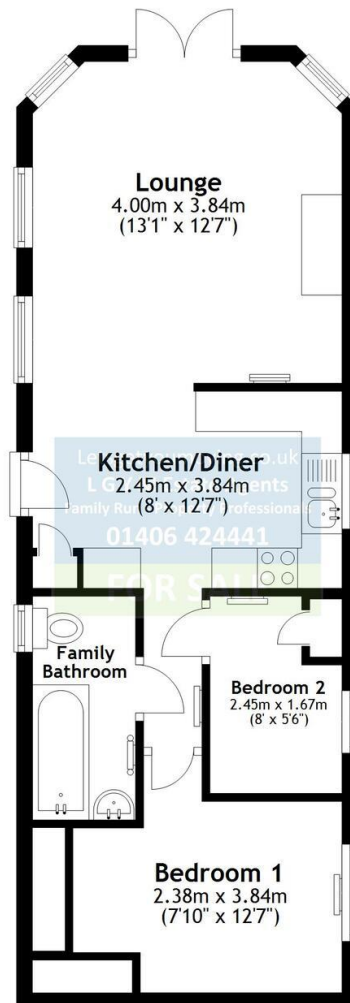
or tent pegs to be left in the ground. If this causes damage to the lawn mowers, you will be charged for the cost of the repair. There are to be no tradesmen working on site without the site offices prior permission. Fisherman only around the water's edge. Verandas for Static Caravans are to be purchased through Sunny Decks - Tel 01754 880022 (17/7/18).





### Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 44.0 sq. metres (474.0 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ZOOPLA - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misdescriptions Act 1991

For clarification we wish to inform any prospective purchasers that these particulars have been prepared as a general guide only and their accuracy is not guaranteed, they do not form part of any contract. These details, pictures and floor plans where applicable remain the property of letsgetyoumoving.co.uk and may not be duplicated, copied or used in any other way without our consent. We have not carried out a detailed survey nor test of services, appliances nor any other specific things mentioned. Any buyer is advised to obtain verification from their solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.



Letsgetyoumoving.co.uk  
L G Y M Estate Agents  
Family Run - Property Professionals  
01406 424441  
**FOR SALE**

Open 9am-9pm  
**7 Days A Week**  
www.letsgetyoumoving.co.uk

**Providing the ultimate service in Holbeach**  
Buying, Selling & Letting Needs  
Mortgage Services, Conveyancing & Removals  
**Contact us anytime**  
01406 424441 • info@letsgetyoumoving.co.uk

14 Church Street, Holbeach, Lincs. PE12 7LL  
www.letsgetyoumoving.co.uk