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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Heron Orchard Park, Frostley Gate, Holbeach Fen PE12 8SR

**GUIDE PRICE - £95,000**

- Brand New Delta
- Fully Furnished
- 2 Bedrooms
- Decked Seating Area
- Popular 12 Month Holiday Site

Delta countryside executive caravan 41' x 15' situated on a corner plot with raised decking with lighting, garden area to the front and rear. Rural location on the outskirts of Holbeach. 2 bedrooms, open plan living incorporating kitchen, dining and lounge, bathroom and en-suite. Further 3 empty plots on this site where prospective purchasers can choose a caravan through the site owner.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### ACCOMMODATION

Side UPVC double glazed door leading into:

#### OPEN PLAN KITCHEN/LIVING AREA

20' 11" x 13' 10" (6.40m x 4.22m) UPVC double glazed French doors to the front elevation with matching full length UPVC double glazed panels to both sides, 3 UPVC double glazed windows to the side elevation, 2 UPVC double glazed windows to the other side elevation, double radiator, smoke alarm, TV point, feature log effect electric fire, 3 seater sofa bed and two armchairs, coffee table, lamp with table, four seater table, built-in breakfast bar with 2 stools, USB charger. Fitted kitchen with base cupboards, work surfaces over, splashbacks, integrated Range Cook Master cooker with 5 burner gas hob and electric oven, stainless steel canopy extractor hood over, integrated Candy combination microwave, built-in washer dryer, built-in Beko slim-line dishwasher, inset sink with mixer tap, further unit with fitted freestanding Haier American fridge freezer, door to:





#### **HALLWAY**

5' 10" x 10' 5" (1.8m x 3.20m) Inset lighting, smoke alarm, door to:

#### **BATHROOM**

5' 2" x 6' 5" (1.58m x 1.96m) Obscure UPVC double glazed window to the side elevation, inset lighting, vinyl floor covering, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, bath with fitted glazed screen, mixer tap and shower over.

#### **BEDROOM 2**

6' 0" x 9' 4" (1.84m x 2.85m) UPVC double glazed window to the side elevation, inset lighting, radiator, TV point, 2 single beds with bedside cabinets, radiator, fitted wardrobe with drawers.

#### **MASTER BEDROOM**

9' 3" x 10' 1" (2.82m x 3.09m) UPVC double glazed bay window to the rear elevation, inset lighting, smoke alarm, radiator, storage cupboard off, double bed, 2 bedside cabinets, matching over bed storage unit, door into En-Suite.

#### **WALK-IN WARDROBE**

3' 5" x 5' 1" (1.05m x 1.57m) Hanging rail and shelving, fitted 4 drawer unit, electric consumer unit.

#### **EN-SUITE**

3' 8" x 6' 9" (1.12m x 2.07m) Storage cupboard housing boiler, obscure UPVC double glazed window to the side elevation, inset lighting, radiator, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, medicine cabinet over, fitted shower cubicle with fitted thermostatic shower.

#### **SITE RULES**

We are advised by the site owner, that the park holds a 12 month holiday licence and site fees are £280 per calendar month and includes water. Electric and gas is charged separately. An incoming buyer should make their own enquiries to check the terms within the site contract, site fees, rules and regulations with the site owners prior to purchase.

#### **AGENTS NOTE**

The site owner has informed us there is currently 3 empty plots which prospective purchasers can choose their own caravans from the site owner. The plots can hold a caravan of 42' x 15' in width.

#### **DIRECTIONS**

From Holbeach follow Fen Road for approximately 2 miles until reaching the cross roads at Saturday Bridge. Turn left, signposted Sutton St James. Continue along this road turning left into Frostley Gate, where Heron Orchard Park can be found on the left hand side.





## Extra Plots Available



### TENURE

### SERVICES

Mains water and electricity. Propane gas bottle heating.

### COUNCIL TAX BAND

TBA

### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

### PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

### ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

### Ref: S11260

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

### ADDRESS

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