

Foremans Bridge Caravan Park

£59,995



A delightful 2018 Hartland Lodge holiday home available 51 weeks of the year situated close to Sutton St James. The modern style open plan living comprises of kitchen/diner/lounge (fully fitted kitchen), two bedrooms, En-suite and shower room, parking for two cars. Current annual site fees are £4,300 to 2025, inclusive of water supply and TV license. Please fully read our agents notes for important additional information. Call us ANYTIME to arrange your viewing on 01406 424441.

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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/Dining/Lounge 6.40m (21') x 3.86m (12'8")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, Range style free standing cooker comprising of, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood, built-in microwave, PVCu double glazed window to front and side, double glazed Velux window, fitted electric fire with wooden surround, boiler cupboard, housing wall mounted LPG gas boiler serving heating system and domestic hot water, radiator, fitted carpet, part vinyl floor covering, TV point, , PVCu double glazed French doors to outside seating area, door to:

Hallway

Fitted carpet, recessed ceiling spotlights, central heating thermostat, door to:

Main Bedroom 4.80m (15'9") max x 3.86m (12'8")

PVCu double glazed windows to side, window seat, fitted wardrobes with hanging rail, shelving, overhead storage cupboards, dressing table, bedside cabinets, fitted carpet, TV point with recessed ceiling spotlights, door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with storage under, mirror with shaver point, double shower enclosure with fitted shower and glass door, close coupled WC, extractor fan, window to rear.

Bedroom 2 2.50m (8'2") x 1.91m (6'3")

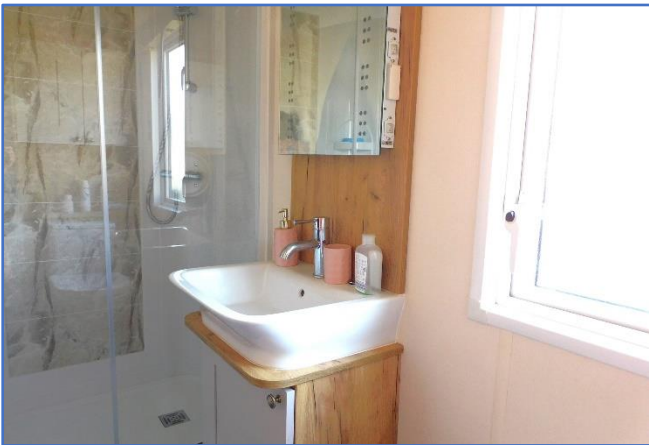
PVCu double glazed window to side, fitted single wardrobe with hanging rail, shelving, overhead storage cupboards, fitted carpet, TV point with recessed ceiling spotlights.

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted shower and glass door, vanity wash hand basin with storage under, close coupled WC, extractor fan, wall mounted mirror with shaver point, PVCu opaque double glazed window to side, vinyl floor covering, recessed ceiling spotlights.

Agents Note: LPG Gas bottles to be purchased on site £110.00 per bottle. Electricity is billed every three months; the water supply and TV license are included in site fees. There are no restrictions on children or pets. There is a communal laundry room on site. Site rules available on request on site.

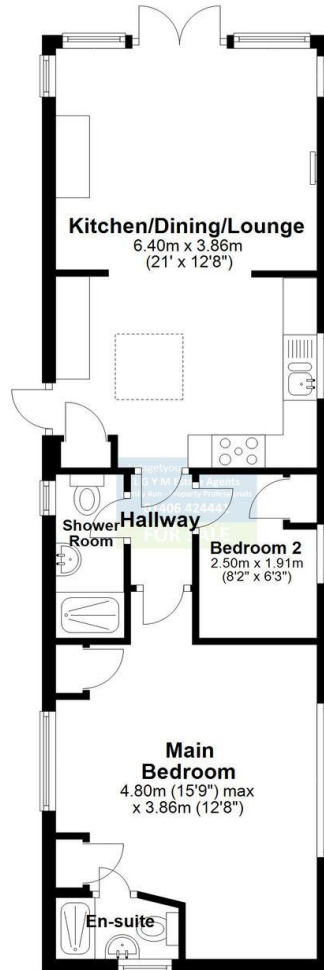






Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 54.1 sq. metres (582.0 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!

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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.



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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacked cardboard boxes, and the scene is lit with warm, golden light from a window.