



## Heron Orchard Holiday Park, Frostley Gate £140,000

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

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



**We are delighted to offer for sale this superb (2020 build) Delta Superior Deluxe mobile home, situated at a quiet and secluded location near Sutton St James. In brief accommodation comprises: Open plan living, kitchen/diner/lounge, two bedrooms, family bathroom, En-suite walk-in wardrobe to main bedroom. Outside: The property is fully enclosed with smart post and rail fencing, gravel area for ample car parking, area laid to lawn, outside tap, garden storage, storage for LPG gas bottles. CALL US ANYTIME – 01406 424441.**

### Accommodation Comprises:

Open plan living 6.24m (20'6") x 5.49m (18')

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, composite sink unit with single drainer and mixer tap, integrated dishwasher, automatic washing machine/dryer, fitted range with electric fan assisted double oven, five ring LPG gas hob with extractor hood, built-in microwave, wine cooler, PVCu double glazed window to side and front, wall mounted electric fire, three radiators, laminate flooring, TV point, Wi-Fi connection, Bluetooth speakers, recessed ceiling spotlights, smoke detector, PVCu double glazed entrance door to side, PVCu double glazed patio door to outside decking, door to:

Hallway

Laminate flooring, recessed ceiling spotlights, Door to:

Main Bedroom 3.08m (10'1") x 3.00m (9'10")

PVCu double glazed bay window to rear with overhead storage cupboards, bedside cabinets, radiator, fitted carpet, TV point, two wall lights, recessed ceiling spotlights, built-in wardrobes with hanging rail, shelving and drawers.

En-suite

With fitted with three-piece suite with vanity wash hand basin with base cupboard and mixer tap, double shower enclosure with fitted shower and glass door, close coupled WC, extractor fan, mirrored cabinet, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring, recessed ceiling spotlights, boiler cupboard housing gas boiler serving both heating system and domestic hot water.

Bedroom 2 2.94m (9'8") x 1.31m (4'3") max

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

Family Bathroom

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard and mixer tap, close coupled WC, mirrored cabinet, deep panelled bath with independent shower over and glass screen, PVCu opaque double glazed window to side, radiator, laminate flooring, extractor fan, recessed ceiling spotlights.

#### Outside

There is a large, decked area to the front and side, gravel driveway providing good off-road parking, garden areas to side and rear, patio areas, LPG storage, timber garden storage.

**A ground rent fee of £3,360.00 per year applies (Water supply and sewage included within this fee) LPG gas (£95.00 per bottle) is purchased on site and electricity is charged from the site office as and when due. Terms and conditions apply.**

**Agents Note (Some rules and fees may be updated see site office on your visit).**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification of their own. References to the Tenure of a Property are based on information supplied by the Seller.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

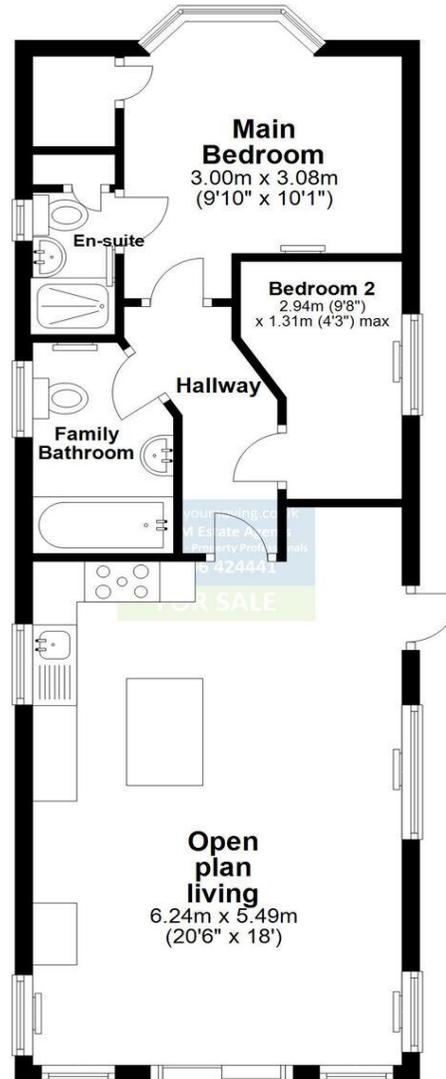
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## Ground Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Total area: approx. 60.4 sq. metres (650.0 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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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window, creating a bright and welcoming atmosphere.