

Heron Orchard Holiday Park, Frostley Gate

£48,995



We are delighted to offer for sale this fantastic Swift Moselle holiday home situated at a quiet and secluded setting near Sutton St James. In brief the accommodation comprises of: Open plan living, kitchen/diner/lounge, shower room, 2 bedrooms, cloakroom. Outside there is car parking to the side with garden to both rear and side, decking to side with steps are also included. This home is fully furnished and refurbished with all new fixtures and fittings within the last 2 months.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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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:

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Side PVCu double glazed entrance door to:

Kitchen/Diner/Lounge 6.17m (20'3") x 3.59m (11'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, cupboard housing wall mounted LPG gas combination boiler serving both heating and domestic hot water, fitted fridge/freezer, automatic washing machine, tumble dryer, fitted LPG gas cooker with oven, built-in four ring gas hob with extractor hood, microwave, PVCu double glazed windows to front to sides, fitted log burner with tiled surround and hearth, laminate flooring, TV point, central heating thermostat, recessed ceiling spotlights, co detector, door to:

Conservatory

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and lighting connected, vinyl floor covering, PVCu double glazed entrance doors to front and rear.

Inner hallway Fitted carpet, Door to:

Main Bedroom 3.55m (11'8") max x 3.00m (9'10")

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rail and shelving, dressing table, bedside cabinets, overhead storage cupboards, radiator, fitted carpet, two wall lights, door to:

Cloakroom

PVCu opaque double-glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC, mirror, radiator, laminate flooring.

Bedroom 2 2.39m (7'10") x 1.73m (5'8")

PVCu double glazed window to side, fitted bedroom suite with single wardrobe with hanging rail, shelving, overhead storage cupboards, radiator, fitted carpet, TV point.

Shower Room

A three-piece suite comprising double shower enclosure with fitted mains shower and glass door, vanity wash hand basin with base cupboard, mixer tap, shaver point and light, close coupled WC, extractor fan, PVCu opaque double glazed window to side, radiator, laminate flooring, recessed ceiling spotlights.

A current 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.

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. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 49.6 sq. metres (533.4 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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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.

An advertisement for estate agents. The background is a photograph of a family moving into a new home. A young girl is running happily towards the camera in a room with several cardboard boxes stacked against a wall. In the background, a woman and a man are walking towards the camera, each carrying a cardboard box. The scene is brightly lit, suggesting a sunny day.

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