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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



10 Heron Orchard Holiday Park, Frostley Gate, Holbeach PE12 8SR

£85,000

- 12 Month Holiday Site
- Delta Countryside Executive
- Large Plot
- Parking for up to 6 Cars
- Workshop and Summerhouse

2 bedroom Delta Countryside Executive 14'6" in width x 41' in length. The site is situated on the edge of the village of Sutton St James and No. 10 boasts a very large plot on the site with ample parking for up to 6 cars, lawned, bark chipped area with mature trees. Accommodation includes open plan lounge kitchen, bedroom with en-suite shower room, further bedroom and bathroom. Many extras included!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

UPVC double glazed door to the side elevation leading into:

OPEN PLAN LOUNGE DINER

13' 8" x 20' 11" (4.17m x 6.38m) 2 UPVC double glazed windows to the side elevation, 2 UPVC double glazed windows to the other side elevation, UPVC double glazed sliding French doors with matching full length glazed panels to both side elevations leading on to decking, inset lighting.

LOUNGE AREA

2 double radiators, TV point, feature fireplace with log burner (remote controlled), telephone and Wifi are connected, Samsung air conditioning unit (hot and cold), curtains, curtain rails and vertical blinds.

KITCHEN AREA

2 centre light points, fitted with a range of base and eye level units, work surfaces over, splashbacks, inset sink with mixer tap, integrated Candy washer dryer, Candy slim-line dishwasher, integrated wine cooler, central island with 2 bench seats, fitted storage cupboards, integrated Candy stainless steel combination microwave oven, freestanding Range cooker with 5 burner gas propane hob, gas oven and separate electric oven,



stainless steel canopy extra ctor hood over, freestanding Haier American style fridge freezer with water dispenser. Part glazed door into:

INNER HALLWAY

4' 0" x 10' 6" (1.22m x 3.22m) Inset lighting, radiator, Carbon Monoxide detector, central heating controls, door into:

MASTER BEDROOM

8' 3" x 10' 0" (2.53m x 3.07m) Full length UPVC double glazed bay window to the front elevation, inset lighting, radiator, TV point, double bed, over head storage units, under bed storage area, dressing table with shelving, walk-in wardrobe (1.12m x 1.61m) with shelving, hanging rail and lighting.



EN-SUITE SHOWER ROOM

3' 5" x 6' 9" (1.05m x 2.06m) Obscured UPVC double glazed window to the side elevation, inset downlighters, heated towel rail, 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 and lighting over, fully enclosed shower cubicle with fitted the mostatic shower over. Storage cupboard off with gas propane boiler.

From the Inner Hallway a door leads into:

BEDROOM 2

6' 0" x 9' 8" (1.83m x 2.97m) UPVC double glazed window to the side elevation, inset lighting, radiator, 2 single beds, single wardrobe with over bed storage units, further drawer units, TV point.

From the Inner Hallway a door leads into:



BATHROOM

5' 7" x 6' 7" (1.72m x 2.01m) Obscured UPVC double glazed window to the side elevation, extractor fan, inset downlighters, heated towel rail, 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 and light over, bath with shower screen and fitted the mostatic shower mixer tap over.

EXTERIOR

Side gravelled access with multiple off-road parking for up to 6 cars. Composite fencing all the way round with composite gate. The garden is laid to bark chippings with mature trees. There is a lawn area to the rear with seating area. Steps up to Decked area. Composite shed. External lighting.



WOODEN SUMMERHOUSE (Currently Set up as an Office)

7' 11" x 9' 8" (2.43m x 2.95m) Of wooden construction with power and lighting, separate electric consumer unit, wooden double doors to the side elevation, wooden window to the side elevation.

STORAGE AREA/WORKSHOP

Electric consumer unit board, workshop with steel cupboards, steel worktops, power and strip lighting.



Follow Fen Road out of Holbeach and at the Saturday Bridge cross roads, turn left onto Raven's Bank (B1165). Continue for about half a mile and turn left onto Frostley Gate and Heron Orchard Park can then be found on the left hand side.

DIRECTIONS

From Spalding proceed eastwards along A151 to Holbeach, in the centre of the town turn right at the lights and continue into Fen Road. After 3 miles turn left at the crossroads onto Ravens Bank. Continue for about half a mile and turn left onto Frostley Gate and Heron Orchard Park can then be found on the left hand side.



LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11519

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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SITE FEES

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 and sewerage. £95 per bottle of gas. Metered electric paid every 3 months. An incoming buyer should make their own enquiries to check the terms within the site contract, site fees, rules and regulations with the site managers prior to purchase.