

# Heron Orchard Holiday Park

£85,000



Presenting a brand-new Thornbury mobile home, ideally located in a peaceful and secluded area near Sutton St James. This property features an open-plan living space, incorporating the kitchen, dining, and lounge areas. Additionally, it includes a family bathroom and two bedrooms. Outside, you'll find parking to the side, a grassed area, and decking to the rear, along with steps leading to the main entrance. This delightful home is available for year-round occupancy, offering a serene and comfort.

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:

PVCu double glazed side entrance door to:

Open Plan Living 6.41m (21') x 3.87m (12'8")

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, integrated fridge/freezer, fitted gas cooker with oven, grill and built-in four ring gas hob, extractor hood, matching island unit, wireless charger, USB point, cupboards under, wine cooler, PVCu double glazed windows to side and rear, electric fire with surround, boiler cupboard, housing wall mounted LPG combi gas boiler serving heating system and hot water, radiator, fitted carpet/part vinyl floor covering, TV point, central heating thermostat, recessed ceiling spotlights, PVCu double glazed French doors to decked area.

Hallway

Radiator, fitted carpet, recessed ceiling spotlight, smoke detector, CO alarm, door to:

Main Bedroom 3.87m (12'8") x 2.52m (8'3")

PVCu double glazed bay window to front, fitted bedroom suite with a range of wardrobes with hanging rails, overhead storage cupboard, TV point, drawers, bedside cabinet, radiator, fitted carpet, dressing table with drawers. recessed ceiling spotlight.

Bedroom 2 3.06m (10') x 1.67m (5'6")

PVCu double glazed window to side, fitted bedroom suite with fitted single wardrobe with hanging rail and drawers, bedside cabinet, overhead storage cupboard, radiator, fitted carpet, recessed ceiling spotlight.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, glass screen, vanity wash hand basin with base cupboard, close coupled WC, extractor fan, PVCu double glazed window to side, radiator, mirrored wall cabinet, vinyl floor covering, ceiling spotlights.

Outside

The property has good off-road parking to the side, lawned area to the rear, there is also decking to the rear of the property, fencing to the side and rear overlooking the neighbouring fields.

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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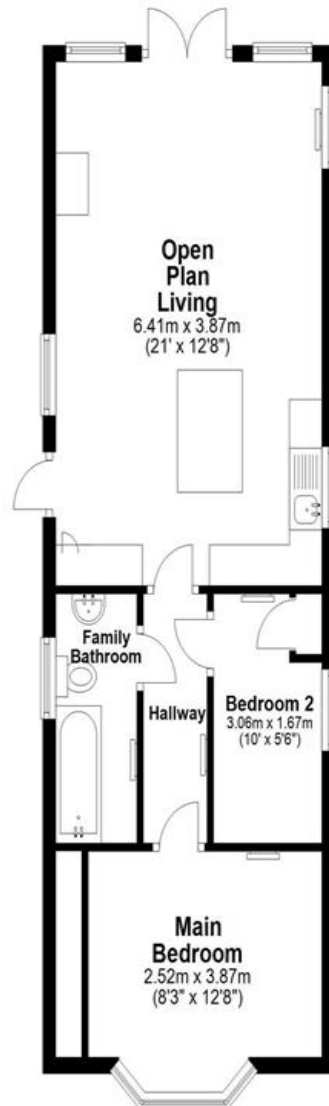






## Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 48.2 sq. metres (518.5 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) . 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.



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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 in a bright, sunlit room. In the background, a woman and a man are carrying boxes, and a stack of boxes is visible. The overall atmosphere is warm and positive, suggesting a successful move.