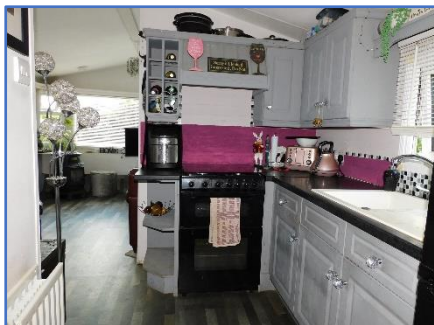
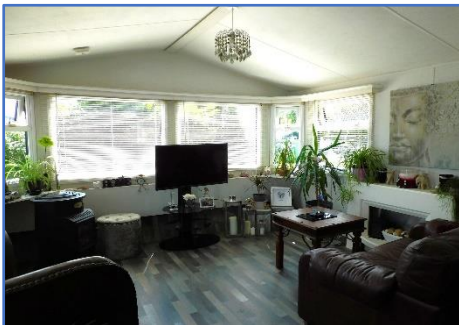


Heron Orchard Holiday Park, Frostley Gate

£37,500



We are delighted to offer for sale this 2009 build two-bedroom mobile home situated at a quiet and secluded location near the village of Sutton St James and The Holland river. In brief accommodation comprises: Open plan living kitchen/diner/lounge, conservatory, two double bedrooms and a shower room. Outside, the property is fully enclosed with wood panel fencing and an area laid to lawn, greenhouse, garden store. Private parking is also available.

Call us ANYTIME to book your viewing - 01406 424441.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



Accommodation Comprises:

Open Plan Living 5.73m (18'10") max x 3.57m (11'8")

PVCu double glazed windows to front and side, electric fire with surround, two radiators, vinyl floor covering with smoke detector, fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer and mixer tap, space for fridge/freezer, fitted LPG gas cooker with four ring gas hob, door to:

Conservatory 4.64m (15'3") x 2.33m (7'8")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, light connected, laminate flooring, PVCu double glazed French doors to garden.

Hallway

Radiator, vinyl floor covering, boiler cupboard housing wall mounted LPG gas boiler serving heating and hot water, door to:

Main Bedroom 3.61m (11'10") max x 2.36m (7'9")

PVCu double glazed window to side, built-in wardrobes with hanging rails and shelving, dressing table, bedside cabinets, drawers, radiator, recessed ceiling spotlights.

Bedroom 2 2.76m (9'1") x 1.67m (5'6")

PVCu double glazed window to side, double wardrobe with hanging rail, shelving, overhead storage cupboards, radiator.

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass doors, vanity wash hand basin with base cupboard, tiled splashback, close coupled WC. PVCu opaque double glazed window to side, vinyl floor covering, mirrored cabinets.

Outside

The garden is enclosed with wood panel fencing mainly laid to lawn, greenhouse, wooden garden store. Off road parking to the side of the property.

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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

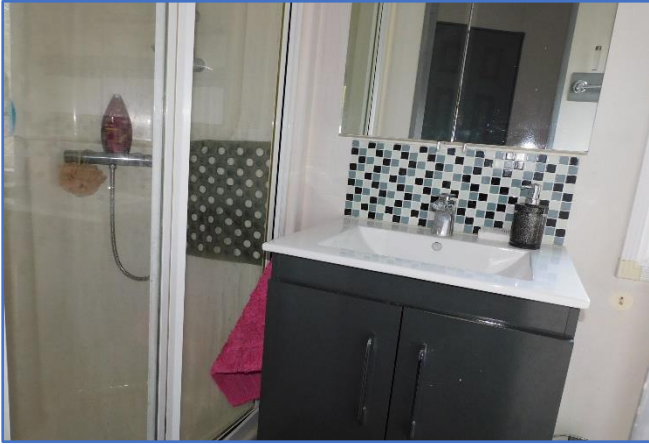
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For further information see the Consumer Protection from Unfair Trading Regulations 2008

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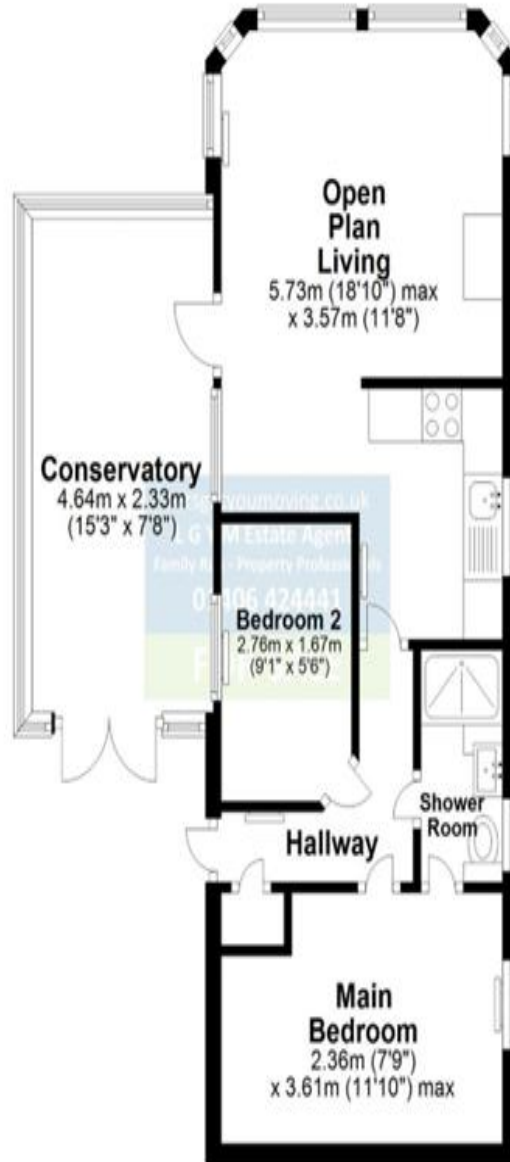
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Ground Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 49.0 sq. metres (527.0 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 in the foreground. In the background, a woman and a man are walking towards the camera, each carrying a cardboard box. To the left of the family, there is a stack of several cardboard boxes. The scene is set in a bright, modern interior with large windows in the background, suggesting a sunny day. The overall tone is positive and family-oriented.