

## Silverhill Holiday Park, Lutton Gowts

£44,995



**\*\* CHAIN FREE \*** This delightful park home is situated on a popular location in Lutton Gowts which benefits a club house and on site Wifi. In brief accommodation includes: Open plan living room with dining area and fitted kitchen, inner lobby to a double bedroom with fitted furniture and cloakroom, further twin bedroom and a shower room. Ready to move in with lounge furniture and dining set includes, along with kitchen appliances. Call now to Book your viewing - Site Terms apply.

**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

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



## Accommodation Comprises:

PVCu double glazed entrance door to:

Open Plan – Living – Dining – Kitchen – 6.72m x 3.88m

Lounge area:

Fitted electric log effect fireplace with surround and display unit, cupboards, and shelving, 3 x radiators, corner display cabinet, fitted carpet, recessed spotlights to ceiling, wall light points, smoke detector, 2 x armchairs, sofa bed, PVCu double glazed window to each side aspect, PVCu double glazed French doors to front seating terrace with matching side panels, fitted blinds and curtains.

Kitchen Dining Area

Fitted with a matching range of wall mounted units, display cabinets and floor standing unit with worktop space over, single drainer sink unit with mixer tap, fitted Belling gas double oven with 4 ring gas burner, slimline dishwasher, fitted fridge freezer, built in storage cupboard with wall mounted gas fired combination boiler servicing heating and domestic hot water, dining table and chairs, PVCu double glazed window to both aspects, fitted blinds and matching curtains, door to:

Inner Hallway

Radiator, door to:

Bedroom 1 – 3.79m x 2.69m max

Fitted with a matching range of fitted wardrobes with hanging rails and storage shelving, matching chest of drawers, vanity mirror, bedside cabinets with overhead storage cupboards, double fitted bed, wall light points, PVCu double glazed window to rear with blind, radiator, door to:

Cloakroom

Fitted with a two-piece suite comprising: Close coupled dual flush WC, pedestal wash hand basin with mixer tap, radiator, vanity mirror, PVCu opaque window to side aspect with fitted blind.

Bedroom 2 – 2.45m x 1.83m

Fitted with a matching range of overhead storage cupboard, wardrobe and drawers, twin beds, PVCu double glazed window to side aspect with fitted blind and curtains.

Shower Room

Fitted with a three-piece suite comprising: Shower cubicle with fitted shower, vanity wash hand basin with mixer tap, storage cupboard under, vanity cupboard with mirror over, dual flush close coupled WC, PVCu double glazed opaque window to side aspect with blind.

Outside:

This home is approached via a secure gated entrance, off road parking is located to the front of the home. Steps lead up to raised decked area for seating, steps lead down to metal outbuilding with fitted washing machine and tumble dryer and ample storage space with power and light connected.

Viewing: Strictly by appointment – 01406 424441. Site terms and conditions apply with Pure Leisure. The shared grass area is fully maintained and inclusive of the management fee.

***\*\* Agents Notes: This van is 5 years old and maintained to a very high standard. Move straight in with all fitted appliances and furniture as seen. Membership of Tydd Gote golf course and leisure centre is also included in the management fees. \*\****

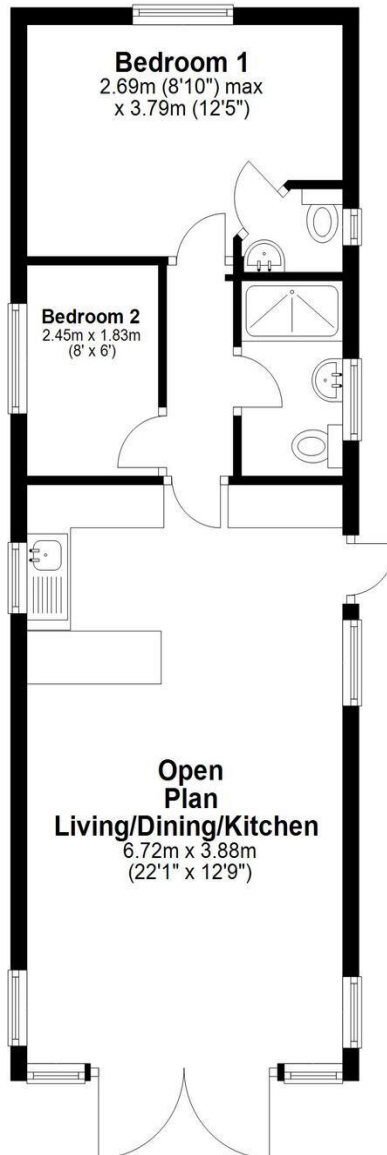






## Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.3 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. CALL US ANYTIME!  
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Misrepresentation Act 1991



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