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Sales & Letting Agents

Heron Orchard Holiday Park, Frostley Gate

£59,995



A spacious well-furnished two-bedroom mobile home set on a generous plot in Heron Orchard Holiday Park, Holbeach, priced at £59,995. Featuring an open-plan living area, ensuite cloakroom, modern shower room, LPG gas central heating, double glazing, private garden, and off-road parking, this peaceful retreat offers comfortable, low-maintenance living in a quiet countryside setting. Ground rent is £3,360.00 per year. Call us ANYTIME to book your viewing – 01406 424441.

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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:

A spacious well-furnished two-bedroom mobile home set on a generous plot in Heron Orchard Holiday Park, Holbeach, priced at £59,995. Featuring an open-plan living area, ensuite cloakroom, modern shower room, LPG gas central heating, double glazing, private garden, and off-road parking, this peaceful retreat offers comfortable, low-maintenance living in a quiet countryside setting. Ground rent is £3,360.00 per year. Call us ANYTIME to book your viewing - 01406 424441.

Kitchen/Diner 3.70m (12'2") x 3.07m (10'1")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for dishwasher, fitted gas LPG cooker gas oven, grill, built-in four ring gas hob with extractor hood over, PVCu double glazed window to side, radiator, laminate flooring, open plan to:

Lounge 3.67m (12') x 3.59m (11'9")

Four PVCu double glazed windows to side, electric fire with surround, two radiators, fitted carpet, telephone point, TV point with ceiling light with ceiling fan, PVCu double glazed French doors, door to:

Hallway

Radiator, boiler cupboard housing one year old wall mounted LPG gas boiler serving heating system and domestic hot water, door to:

Main Bedroom 3.61m (11'10") max x 3.39m (11'1") max

PVCu double glazed windows, fitted bedroom suite with a range of wardrobes comprising with hanging rails, shelving, cupboard, drawers, two radiators, fitted carpet, TV point, door to:

Cloakroom

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

Bedroom 2 2.66m (8'9") x 1.68m (5'6")

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

Shower Room

Fitted with a three-piece suite, vanity hand basin with cupboard under, close couple WC, shower encloser with mains shower, shower curtain, vinyl floor covering, extractor fan, PVCu double glazed window to side, radiator.

Outside

The property boasts a spacious decked area to the front and side, complemented by a gravel driveway offering ample off-road parking. Garden areas extend to the side and rear, providing a pleasant outdoor space. Additional features include a timber garden storage unit housing a washing machine, tumble dryer, and freezer, as well as a summer house.

Agents Note (Some rules and fees may be updated see site office on your visit).

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 Notes 2:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.

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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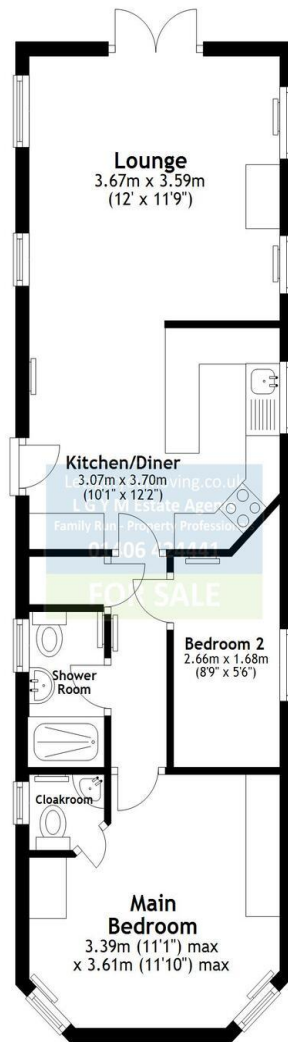




Its that time of Year!
**Want to get moved before
the end of the year!**
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Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



Total area: approx. 48.9 sq. metres (526.6 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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