

## Heron Cottage Park, Sutton St

James, £46,000



A delightful holiday home available 11 months of the year situated close to Sutton St James which enjoys field views and fishing facilities. This mobile home comprises: Lounge, open plan to kitchen diner (fully fitted), master bedroom, further bedroom and family bathroom.

**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:

**Kitchen/Diner 3.85m (12'8") x 2.46m (8'1")**

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, fitted cooker with electric fan assisted oven, four ring LPG gas hob with extractor hood over, PVCu double glazed window to rear, boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, vinyl floor covering with recessed ceiling spotlights, open plan to Hallway and Lounge.

**Lounge 4.68m (15'4") x 3.85m (12'8")**

Two PVCu double glazed windows to side, two PVCu double glazed windows to front, electric fire with surround, two double radiators, fitted carpet, TV point with recessed ceiling spotlights, PVCu double glazed French doors.

**Hallway**

Radiator, fitted carpet with recessed ceiling spotlights and smoke detector, door to:

**Master Bedroom 3.86m (12'8") max x 3.10m (10'2") max**

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising of hanging rails, shelving with under drawers and overhead storage, bedside cabinets, radiator, fitted carpet, TV point, two wall lights with recessed ceiling spotlights.

**Bedroom 2 2.45m (8') x 1.67m (5'6")**

PVCu double glazed window to rear, built-in wardrobe with hanging rail, overhead storage cupboard, radiator, fitted carpet, TV point with recessed ceiling spotlights.

**Family Bathroom**

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over and glass screen, vanity wash hand basin with base cupboard, close coupled WC, PVCu double glazed window to front, heated towel rail, vinyl floor covering with recessed ceiling spotlights.

**Directions:** Leave our Church Street office and turn left, continue onto Station Street then onto Fen Road and proceed out of Holbeach travelling along the B1168. At the bridge turn left onto the B1165 signposted Sutton St James, turn left onto Frostley Gate where the property can be located on the right-hand side Hereon Cottage Park. For the purpose of satellite navigation, the property postal code is: PE12 8SR.

**Agents Notes:** The caravan park is open all year round however static caravans MUST be vacated from 31st January to the 1st March each year. Please contact us for more information if required.

**Heron Cottage Site Rules & Regulations.** The Caravan Park is for holiday use only and should not be used as a permanent address . The Caravan Park will be open all year, however static caravans must be vacated from the 31st January to the 1st March . Touring Caravan owners must sign the register located in the laundry room at least every 28 days to acknowledge they have vacated their van for a period of at least 48 hours . If you require the warden to fix a problem with your caravan this will be chargeable at £25.00 per hour plus the cost of materials . All Gas is to be purchased from the office . All Electric cards are to be

purchased from the office . All Static Caravans must be gas tested annually and a copy of the certificate taken to the site office . All Static Caravans must be electric tested every three years and a copy taken to the site office . All Caravans must be insured, and a copy of documentation shown at the site office. A transfer fee of 10% is payable to the site office on all private sales of Static caravans. If you wish to sell privately, for vans 15 years and over please contact the site office . The life span for the static caravans on our park from new will be 15 - 20 years depending upon the vans condition. A tow-off fee for static caravans of £500.00 is payable to the site office . All payments, including ground rents are non-refundable . The 5mph speed limit must be observed at all times . You are responsible for the maintenance around your caravan pitch, 1 metre around the edge, including all weeding on your hard-standing area. Please note if a site warden has to weed and tidy your plot you will be charged £25.00 per hour. All paving slab work will be carried out by the site and only slabs purchased from the site office can be used . Excessive noise, anti-social behaviour etc. will not be tolerated. Only domestic household waste is to be placed in the bins and no other rubbish is to be left in the bin compound Only rubbish that will burn is to be left by the bonfire, no metal or plastics, Dogs must be kept on a lead at all times, if your dog fouls on the site you are responsible for cleaning it up. Please use the bins provided All caravans must be chained down. (Ask at the site office for a quote) . No smoking in public areas, including the toilet blocks . No fixed washing line to be hung from the caravan or any fixed objects. All rotary lines must be taken down and stored when not in use and at night . NOTHING OTHER THAN TOILET PAPER IS TO BE DEPOSITED DOWN ANY TOILET AT ANY TIME. THIS INCLUDES TOURING CARAVANS. (NO WIPES, COTTON BUDS OR SANITARY PRODUCTS) . Nothing is to be left scattered around your pitch, e.g. BBQ's and rubbish bags . If a site warden has to tidy your pitch you will be charged £50.00 . No metal stakes or tent pegs to be left in the ground. If this causes damage to the lawn mowers you will be charged for the cost of the repair . There are to be no tradesmen working on site without the site offices prior permission . Fisherman only around the water's edge . Veranda's for Static Caravans are to be purchased through Sunny Decks - Tel 01754 880022 17/7/18

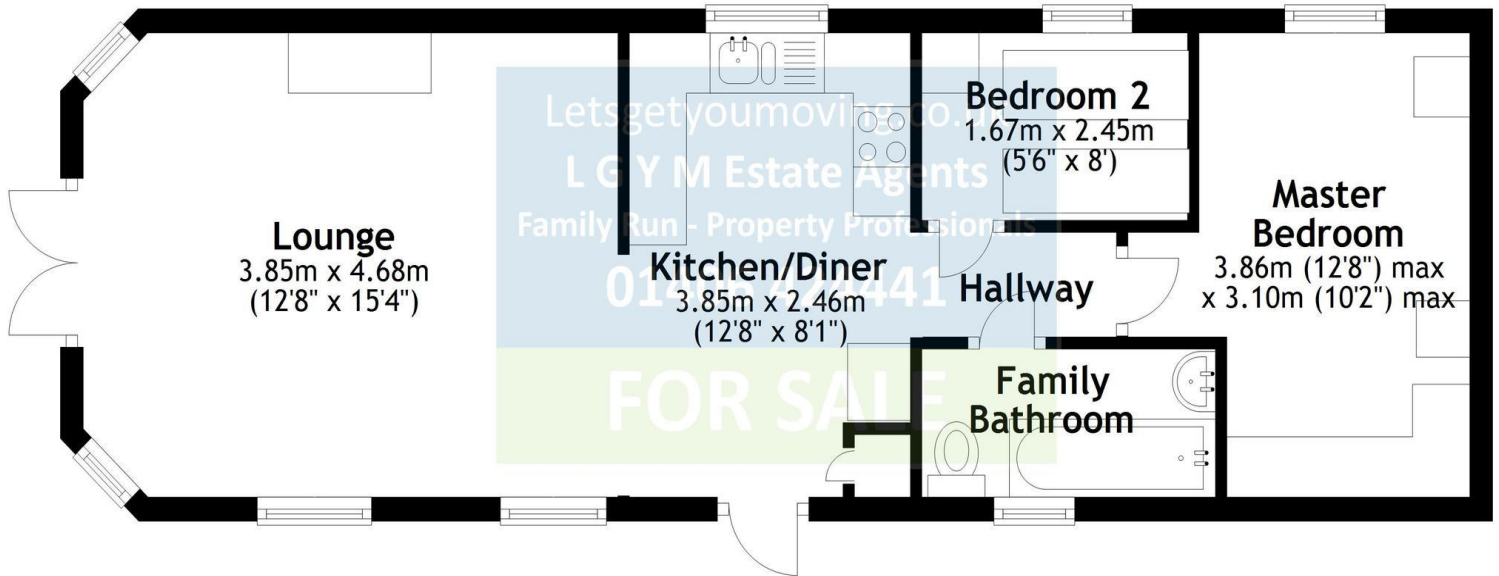






## Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



Total area: approx. 53.9 sq. metres (579.7 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.

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## Misrepresentation Act 1991

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