



Red Lion Holiday Lets Fen Road, East Kirkby Spilsby PE23 4DB

welcome to

Red Lion Holiday Lets Fen Road, East Kirkby Spilsby

A well-presented two-bedroom park home tucked away in a private position behind the Red Lion pub. Offering spacious accommodation and a modern finish, this home provides comfort and convenience in a welcoming community.





Kitchen/Diner/Lounge

18' 10" MAX x 11' 10" MAX (5.74m MAX x 3.61m MAX)

Bedroom One

10' +Wardrobes x 9' 2" (3.05m +Wardrobes x 2.79m)

Ensuite

Bedroom Two

8' 2" x 5' 6" (2.49m x 1.68m)

Main Bathroom

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- TWO BEDROOMS
- PARK HOME
- CLOSE TO LOCAL AMENITIES
- OPEN KITCHEN/LOUNGE
- VIEWING IS ADVISED

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£25 000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116201



Property Ref:
BWB116201 - 0007

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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