



Silverhill Holiday Park Lutton Gowts, Lutton Spalding PE12 9LQ



welcome to

Silverhill Holiday Park Lutton Gowts, Lutton Spalding

HOLIDAY HOME. Looking for peace and quiet this Holiday Home offers you all of this and more. Located in a semi rural location with easy access to Norfolk Woods and Beaches. Get ready to sit outside in one of the gardens areas and relax. With Parking for one car. an gated access. CALL TODAY TO VIEW.

Holiday Home

Silverhill is a security gated site located in the semi rural location of Lutton Gowts on the outskirts of Long Sutton. Viewing is strictly by appointment only.

Lounge

11' 2" x 12' 9" (3.40m x 3.89m)
having patio doors leading to the decked area.
Electric fireplace, TV Unit and 2 windows to side. Air conditioning unit.

Kitchen/ Dining Area

8' 10" x 12' 7" (2.69m x 3.84m)
having units at base and wall level, worksurface,
inset sink, gas (LPG) hob, eye level oven, microwave,
dishwasher and american style fridge freezer.
Windows to side.

Bedroom 1

7' 11" x 9' 1" (2.41m x 2.77m)
having fitted wardrobes with over head storage, bay
window to side.

Ensuite

having shower enclosure, low level WC and sink.
Window to rear.

Bedroom 2

9' 5" x 6' (2.87m x 1.83m)
having built- in wardrobe and window to front.

Bathroom

having bath with mixer tap and shower head, vanity
unit and low level WC. Towel radiator, window to
side and extractor.

Outside

the site is accessed through a security barrier, with parking area. Garden to front and side. The Lodge has a deck to the front and side. Two Sheds.





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Silverhill Holiday Park Lutton Gowts, Lutton Spalding

- Holiday Home in Semi Rural Location
- Norfolk and Cambridgeshire just a short drive away
- Garden with parking area
- Open Plan Kitchen, Dining and Lounge
- Full Year Holiday Occupation Approval

Tenure: EPC Rating: Exempt

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.

£55,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106697 - 0003

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.

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