



Silverhill Luton Gowts, Luton Spalding PE12 9LQ

welcome to

Silverhill Luton Gowts, Luton 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. Be prepared to be impressed by the presentation. Get ready to sit outside in one of the gardens areas and relax. CALL 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' 11" x 12' 8" (3.63m x 3.86m)
having glazed frontage with sliding patio doors and side panels giving access to front deck area.
Fireplace, windows to both side, radiator, central light fitting, opening to Kitchen

Kitchen/Dining Area

12' 8" x 8' 11" (3.86m x 2.72m)
having extensive range of units at base and wall level, Co-ordinate worksurface incorporating breakfast bar. Inset sink, gas (lpg) hob, eye level oven, microwave, dishwasher and American style fridge freezer. Glazed UPVC door to side deck. Mood lighting with under cupboard lights and kickboard lights. Dining Space with window and two person dining set.

Bedroom 1

9' 1" x 7' 1" (2.77m x 2.16m)
having bay window to rear. Built in overhead cupboards and wall lights. Walk in Wardrobe.

Ensuite

having double shower enclosure, vanity unit and low level WC. Window to side, towel radiator. Wall mounted bathroom cabinet with mirror front. Cupboard housing boiler and offering storage

Bedroom 2

4' 2" x 9' 6" (1.27m x 2.90m)
having window to side, built in overhead cabinets and built in wardrobe.

Bathroom

with panelled bath with mixer tap and shower head, vanity unit and low level WC. Towel radiator, window to side, extractor. Wall mounted cabinet with mirror front.

Outside

the site is accessed through a security barrier. Plot 2 is a mature plot enjoying some mature planting with two parking areas. Garden to front and side. The Lodge has a deck to the front and side. Steps up to a seated deck area with steps down to a good sized patio area with Utility Shed with washer/driver, having power connected.

Agents Note

The site is for holiday use and owned by Pure Leisure. The property cannot be used as a main residence



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welcome to

Silverhill Lutton Gowts, Lutton Spalding

- Holiday Home in Semi Rural Location
- Norfolk and Cambridgeshire just a short drive away
- Open Plan Kitchen, Lounge Dining Area
- Great Plot with Deck, Patio and Garden with 2 parking areas
- 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.

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106820 - 0004

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