



Silverhill Holiday Park Lutton Gowts, Lutton Spalding PE12 9LQ

welcome to

Silverhill Holiday Park Lutton Gowts,Lutton Spalding

STYLISH 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. The market town of Long Sutton is a short distance away and offers local amenities, cafes and more. Call Today To View.



Holiday Home

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

Lounge

12' x 12' 2" (3.66m x 3.71m)

having patio doors leading to the large decked area.
Electric fireplace.

Kitchen/Dining Area

7' 7" x 12' 1" (2.31m x 3.68m)

having units at base and wall level, worksurface, inset sink, gas (LPG) hob, eye level oven, microwave and fridge/freezer. Windows to side.

Bedroom 1

9' 2" x 9' (2.79m x 2.74m)

having walk-in wardrobe with fitted wardrobe and window to side.

Bedroom 2

9' x 6' (2.74m x 1.83m)

having fitted wardrobe and window to side.

Bathroom

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

Outside

the site is accessed through a security barrier.
Garden to front and side with large decked area.
Large shed with power, light and plumbing. Patio area and parking for 2 cars.



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Silverhill Holiday Park Lutton Gowts, Lutton Spalding

- Holiday Home in Semi Rural Location With 12 Months Holiday Occupancy
- Norfolk and Cambridgeshire just a short drive away
- Great Plot with Deck and Garden with 2 parking areas
- Open Plan Kitchen, Lounge Dining Area
- Stylish Interior Throughout

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 10 years from 20 Nov 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107063 - 0002

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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