



**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. Be prepared to be impressed by the presentation. Get ready to sit outside in one of the gardens areas and relax. Book a viewing



## 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.

## Open Plan Lounge/Kitchen/Diner

13' 8" x 20' 11" ( 4.17m x 6.38m )

having glazed frontage with sliding patio doors and side panels giving access to front deck area.

Fireplace, windows to both side, radiator. Opening to Kitchen having extensive range of units at base and wall level, inset sink, oven with (LPG) hob, microwave, American fridge/freezer, dishwasher and washing machine. Island with wine cooler and wireless charger and bluetooth speakers.

## Bedroom 1

7' 1" x 10' 1" ( 2.16m x 3.07m )

having built-in storage with overhead storage and bedside cabinets.

## Ensuite

having shower enclosure, vanity unit and low level WC. Heated towel radiator. Wall mounted bathroom cabinet.

## Bedroom 2

9' 6" x 6' Max ( 2.90m x 1.83m Max )

having 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, wall mounted cabinet.

## Outside

the site is accessed through a security barrier. The Lodge has a deck to the front and side. Lawn area and shed.

## Agents Note

The owner gets 2 free passes to use the facilities (swimming pool, sauna and golf course) at the Tydd St Giles site. The site is for holiday use and owned by

Pure Leisure. The property cannot be used as a main residence.



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## Silverhill Holiday Park Lutton Gowts,

- 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 Off Road Parking
- Open Plan Kitchen, Lounge Dining Area
- Two Bedrooms

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 3148.83

This is a Leasehold property with details as follows; Term of Lease 15 years from 08 Aug 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £35,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107290 - 0003

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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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