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## Pavilions, Coney Garth Lane, Surfleet Seas End PE11 4DS

**£85,000 Freehold**

- Freehold
- Lovely Countryside Setting
- Off-Road Parking
- Viewing Recommended

One bedroom mobile home 3.6m x 13m (12ft x 44ft) with accommodation comprising entrance hallway, large double bedroom, bathroom, lounge, kitchen and dining area. Electric heating. Off-road parking. Set on a good sized plot in a semi-rural location with open field views. **\*\*FREEHOLD\*\***.

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## **ACCOMMODATION**

### **ENTRANCE LOBBY**

### **DOUBLE BEDROOM**

14' 11" x 11' 5" (4.56m x 3.50m) maximum Window to the front elevation.

### **INNER LOBBY**

Door off into:

### **FAMILY BATHROOM**

5' 3" x 6' 1" (1.62m x 1.86m) Window to the rear elevation. Three piece suite comprising low level WC, pedestal wash hand basin, bath with tiled splashbacks.

From the Inner Lobby a door leads into:





#### **KITCHEN DINING AREA**

11' 5" x 8' 2" (3.48m x 2.50m) plus 4'9" x 5'8" (1.45m x 1.73m)  
Window to the front and rear elevation, fitted with a range of base and eye level units with work surfaces over, inset sink with mixer tap, integrated Calor gas propane hob, integrated stainless steel electric fan assisted oven, plumbing and space for washing machine. Doorway to:



#### **LOUNGE**

12' 11" x 11' 8" (3.95m x 3.58m) Windows to the front elevation and to both side elevations, electric wall heater.



#### **EXTERIOR**

The mobile home is situated on a good sized plot. There is a walled patio area to the front with garden to the rear. There is also off-road parking.

#### **DIRECTIONS**

From Spalding proceed along the main A16 Boston Road for around 3.5 miles to Surfleet, passing the Golf Club and then turning right into Seas End Road. Proceed without deviation round the left hand bend follow the road and Coney Garth Lane is a turning to the left hand side.

#### **AMENITIES**

Within Surfleet village there is a primary school, further public houses, Church, general stores etc. and the well served Georgian market town of Spalding is 4.5 miles from the property offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



#### **DEVELOPMENT OF LAND**

Holland County Council permitted the siting of a caravan on the 3rd January 1961 and there is no record of any change to this consent since that date. Prospective buyers are invited to make their own investigations with the now South Holland District Council in regard of this matter.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



**TENURE** Freehold

**SERVICES** Mains electricity and water. Private drainage.

**COUNCIL TAX BAND** A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S10029**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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