



**Trusthorpe Springs Mile Lane, Trusthorpe Mablethorpe LN12  
2QQ**

**welcome to**

## **Trusthorpe Springs Mile Lane, Trusthorpe Mablethorpe**

Static caravan located on holiday site offering two bedrooms, lounge Diner, Kitchen Area and shower room. There is an on site reception and shop, licensed club, heated swimming pool and play area ... In order to arrange a viewing, please contact the office on 01754 768311

### **Entrance**

Entrance door leads into the hallway with doors leading into:

### **Kitchen**

9' 1" x 5' 10" ( 2.77m x 1.78m )

Comprising of wall, base and drawer units with worktop space over, sink, window to the side, open access into:

### **Lounge Diner**

11' 8" x 11' 6" ( 3.56m x 3.51m )

Has windows to 3 elevations and a door to the side leading externally.

### **Bedroom 1**

11' 6" x 9' 8" ( 3.51m x 2.95m )

Window to two elevations

### **Bedroom 2**

9' x 5' 7" ( 2.74m x 1.70m )

Has a window

### **Shower Room**

Has a shower, sink, WC and an opaque window.

### **External**

Externally there is a wrap around lawn space and allocated parking next to the caravan







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welcome to

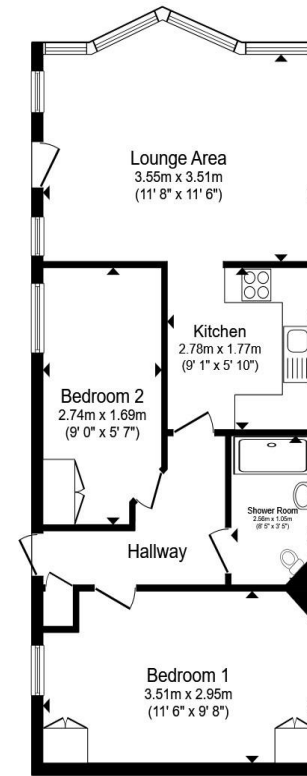
## Trusthorpe Springs Mile Lane, Trusthorpe Mablethorpe

- ARE YOU LOOKING FOR A HOLIDAY CARAVAN?
- ON SITE HEATED SWIMMING POOL
- ON SITE LICENSED CLUB
- 2 BEDROOMS
- CLOSE TO AMENITIES

Tenure: EPC Rating: Exempt  
Council Tax Band: A

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.

**£25,000**



Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG109064 - 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.

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