



**Silverhill Luton Gowts, Luton Spalding PE12 9LQ**



**william  
h brown**

**welcome to**

**Silverhill 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 the garden areas and relax.



## 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

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



***view this property online*** [williamhbrown.co.uk/Property/LST106820](http://williamhbrown.co.uk/Property/LST106820)



- Being offered as a Holiday Home this site is open 12-months of the year.
- 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: Leasehold EPC Rating: Exempt  
 Council Tax Band: Deleted Service Charge: Ask Agent  
 Ground Rent: 3148.00

This is a Leasehold property with details as follows; Term of Lease 15 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £45,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106820](http://williamhbrown.co.uk/Property/LST106820)



Property Ref:  
LST106820 - 0006

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.



**william h brown**



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**