

**2014
WILLERBY
BOSTON**

40FT X 20FT

*

SLEEPS 6

*

PLOT 241

£99,995

(Premium
Site Fee)



THE HOLIDAY HOME

KEY FEATURES

BEAUTIFUL CORNER PLOT

TWO BEDROOMS

FAMILY BATHROOM

DOUBLE GLAZING

CENTRAL HEATING

EN-SUITE SHOWER ROOM

WASHING MACHINE

DISHWASHER

DECKING & SHED

The Boston occupies a bright, easy to maintain woodland plot in a quiet part of the Park with easy parking for 2 cars. The village centre and facilities are a lovely 10 minute stroll away.

Modern, bright and airy open plan living offers plenty of space with handy entrance hall cupboard and bench seat. The dining area benefits from a large table with 4 chairs, the lounge has big, comfy sofas arranged around a feature fireplace and floor to ceiling windows with woodland views. The kitchen is a real highlight with integrated appliances including a washing machine and dishwasher.

The bedrooms are as impressive as the living areas with a main double benefitting from a walk in wardrobe and en-suite shower room, the twin has proper 3ft wide beds and a walk in wardrobe of its own.

Easy parking leads to the enclosed plot via a pedestrian gate then onto a shed to the rear. The excellent, gated, wrap around deck is a lovely spot to take in the woodland views with a glass of something chilled!

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

ADDITIONAL FEATURES

- ✓ OPEN PLAN LAYOUT
- ✓ EASY PARKING
- ✓ FULLY FENCED PLOT
- ✓ INTEGRATED APPLIANCES
- ✓ BRIGHT WOODLAND PLOT
- ✓ QUIET LOCATION



Kitchen



Lounge



Main Bedroom

LICENCE

LICENCE ON PARK UNTIL 30/06/2039

CONTACT US

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**ALL OF OUR HOLIDAY HOMES FOR SALE
CAN BE VIEWED BY VISITING**

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE



Please note pictures are for illustration only and final spec may differ from that shown.

This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality. The warranty is only valid for the first homeowner.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes.

Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that:

the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park;

while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home.

Please contact Kelling Heath Holiday Park if you have any questions about this caravan holiday home.

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