



Bawtry Lodge Country Park Thorne Road, Austerfield, Doncaster DN10 6RD

welcome to

Bawtry Lodge Country Park Thorne Road, Austerfield, Doncaster

Brand New THREE BEDROOM LUXURY LODGE on Bawtry Lodge Country Park in AUSTERFIELD. Benefitting from beautiful accommodation with furniture as seen, decking included and grassed area. CALL WILLIAM H BROWN TODAY!



Accommodation

Kitchen/Lounge/ Diner

Fitted kitchen with modern cabinets, tiled splashbacks, sink and drainer. Benefitting from a host of integrated appliances including fridge freezer, oven, grill, microwave, dishwasher and gas hob. Central island/breakfast bar, side facing double glazed window, velux style window and recessed lights. Kitchen open plan to the lounge/dining area with two sets of bifold doors, two modern central heating radiators. Pendant lighting to living area and electric feature fireplace.

Utility Room

Fitted with a range of wall and base units, complimentary worktop and stainless steel sink with drainer. Having an integrated washing machine and side facing double glazed window.

Bedroom One

Double bedroom having side and rear facing double glazed windows and modern central heating radiator. Having a dressing area with fitted wardrobes and drawers leading to the en-suite.

En-Suite

En suite having a shower cubicle, vanity wash hand basin and wc. Central heating radiator, rear facing double glazed window with obscured glass and fitted towel rail.

Bedroom Two

Double bedroom with fitted wardrobe, side facing double glazed window, recessed lights and an access door to the bathroom.

Bathroom

Family bathroom fitted with a white four piece suite, bath, wash hand basin, wc and corner shower cubicle. Fitted vanity units, shelving, side facing double glazed window with obscured glass and central heating radiator.

Bedroom Three

Twin bedroom having fitted wardrobe with drawers, modern central heating radiator and side facing double glazed window.

External

Block paved driveway, grassed area, steps and decking included.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Site Fees

Ground rent £3,600 per annum



view this property online williamhbrown.co.uk/Property/BWY107862



welcome to

Bawtry Lodge Country Park Thorne Road, Austerfield Doncaster

- Brand New Luxury Lodge
- Park Open All Year Round
- Dog Friendly Site
- Block Paved Driveway
- Variety of Models and Sizes Available From £80,000

Tenure: EPC Rating: Exempt

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.

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWY107862](https://www.williamhbrown.co.uk/Property/BWY107862)



Property Ref:
BWY107862 - 0003

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



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)