



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

welcome to

Bawtry Lodge Country Park Thorne Road, Austerfield Doncaster

Spacious TWO BEDROOM LUXURY LODGE on Bawtry Lodge Country Park in AUSTERFIELD. Benefitting from beautiful accommodation with furniture as seen, decking included and smart block paved driveway. CALL WILLIAM H BROWN TODAY!



Accommodation

Open Plan Living Kitchen

Spacious, open plan living kitchen flooded with natural light and having French doors to the front. The kitchen area is well equipped with plenty of cabinets, worktop space and sink with drainer. Benefitting from a host of integrated appliances including under counter fridge and freezer, dishwasher, electric oven and gas hob. Front and side facing double glazed windows, two central heating radiators and pendant lighting.

Bedroom One

Double bedroom with sided facing double glazed window, central heating radiator and fitted drawers. Benefitting from a walk in wardrobe comprising of shelving, hanging rail and radiator.

En-Suite

Fitted with a shower cubicle, wc and wash hand basin. Side facing double glazed window with obscure glass, central heating radiator and part tiled walls.

Bedroom Two

Double bedroom having fitted wardrobes, drawers, central heating radiator and side facing double glazed window.

Bathroom

Fitted with a bath, wash hand basin and wc. Side facing double glazed window with obscure glass, radiator and part tiled walls.

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



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welcome to

Bawtry Lodge Country Park Thorne Road, Austerfield Doncaster

- 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.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107881 - 0004

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.



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