



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



welcome to

Bawtry Lodge Country Park Thorne Road, Austerfield Doncaster

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



Accommodation

Living Kitchen

Open plan modern living kitchen, extensive range of wall and base units, complimentary work tops, sink and drainer. Benefitting from integrated appliances including microwave, electric oven, gas hob, fridge freezer and washing machine. Cosy lounge area with French doors leading to the decked seating area. Three side facing double glazed windows, two central heating radiators, recessed lights and electric fire.

Bedroom One

Double bedroom having wall mounted fitted cupboards and fitted dressing table with drawers. Benefitting from a walk in wardrobe with shelving and hanging rail, side facing double glazed window, recessed lights and central heating radiator.

En-Suite

Fitted with a vanity wash hand basin and wc. Side facing double glazed window with obscure glass, central heating radiator and recessed lights.

Bedroom Two

Twin bedroom with side facing double glazed window, central heating radiator, wall mounted storage cupboard and wardrobe.

Shower Room

Fitted with a shower cubicle, vanity basin, and wc. Side facing double glazed window, heated towel rails and recessed lights.

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 £3,200 per annum



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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 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.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107883 - 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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