



Middleton Bespoke Sandtoft Road, Belton Doncaster DN9 1PN

welcome to

Middleton Bespoke Sandtoft Road, Belton Doncaster

William H Brown are proud to present Lindholme Retreat! A peaceful gated residential community of park lodges situated on an over 55's site. These lodges are immaculately presented, fully furnished throughout offering spacious living, well manicured gardens & a driveway providing off street parking.



Entrance Hall

Entering into the property there is a side facing external door, carpet floor covering, built in storage space and access to all living spaces.

Lounge

Entering into the lounge from the entrance hall, this room offers two front facing windows providing a bright & airy feel, carpet floor covering, a lounge suite, electric fire & dining table and chairs.

Kitchen

The kitchen comprises of fitted contemporary wall and base units with oak effect worktops, a side facing window, herringbone style linoleum flooring, an integrated fridge-freezer, dishwasher, sink & drainer, electric oven and doors leading to the lounge and utility room.

Utility

Comprising of a sink & drainer, wall and base units and a door leading onto the garden space.

Master Bedroom

The master bedroom offers carpet floor covering, a side facing window, a walk-in wardrobe & ensuite.

En Suite

Leading off of the master bedroom, the en suite comprises of a three piece suite with a low flush w/c, wash hand basin & shower cubicle with shower fitting overhead.

Bedroom 2

Irregular Shaped Room x (x)

Bedroom two offers carpet floor covering, a side facing window & fitted wardrobes.

Study

The study comprises of a side facing window, carpet floor covering, a desk & chair.

Bathroom

The bathroom comprises of a three piece fitted suite with a wash hand basin, low flush w/c and bath with

hot and cold taps.

Outside & Exterior

To the externals of the property there is a block paved driveway, hoop fencing to all sides and lawn.

Agent Notes

*Subject to developers approval.

These lodges are pet friendly for 1 dog, alternative requests may be approved, speak to branch for more details.



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- Fully Furnished
- Part Exchange Available*
- 40 Year Roof & External Warranty
- 10 Year Internal Gold Shield Warranty (Excluding White Goods)
- CCTV & Electric Gate For A Secure Development

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105303 - 0005

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