









## 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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# Middleton Bespoke Sandtoft Road, Belton **Doncaster**

- **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







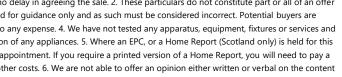


postcode not the actual property

## view this property online williamhbrown.co.uk/Property/THN105303



Property Ref: THN105303 - 0005 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 quidance 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.





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