



**Colorado Sandtoft Road, Belton Doncaster DN9 1PN**



**welcome to**

**Colorado 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**

Entering the property, you're welcomed by a stylish composite front door that opens into a central hallway, providing access to both the lounge and bedrooms.

### **Lounge**

This spacious lounge is enhanced by double glazed windows which is bright and airy, the room has an electric fire and white surround, carpet floor covering furnished with a coffee table and a dining table with chairs ideal for entertaining.

### **Kitchen**

The kitchen comprises of fitted wall & base units, sink & drainer, electric cooker and gas hob and extractor hood and tiled splash back, side facing double glazed window finished with a roman blind.

### **Master Bedroom**

This master bedroom offers carpet flooring a double bed with free standing side tables, 2 wardrobes in the dressing area which leads to the en suite

### **En Suite**

Leading off the master bedroom, the en suite comprises of a walk in shower, low level flush w/c and sink unit sat in a vanity unit ideal for storage.

### **Bedroom Two**

Bedroom is another spacious room, complete with a double bed, free standing side tables and carpet flooring and wardrobes.

### **Bathroom**

The bathroom comprises of a three piece fitted suite, including bath, low level flush w/c and sink sat in a vanity unit.

### **Outside & Exterior**

Externally, the property benefits from a block-paved driveway providing convenient off-street parking, neatly maintained lawn.

### **Agents 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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## Colorado 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.

offers in excess of

**£185 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THN105307 - 0002

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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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