



Image Sandtoft Road, Belton Doncaster DN9 1PN

welcome to

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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.



Lounge

This spacious lounge features three double-glazed windows that flood the room with natural light, creating a bright and airy atmosphere. A contemporary electric fire with a sleek white surround adds a stylish focal point. The room is furnished with a coffee table and two comfortable sofas.

Kitchen

This large open plan kitchen/diner has ample wall and base units with a tiled splashback, a side facing double glazed window finished with a roman blind, sink & drainer with a herringbone style linoleum flooring, integrated fridge freezer, dishwasher, electric oven, gas hob with extractor hood.

Master Bedroom

The master bedroom comprises of a side facing double glazed window, carpet floor covering with double wardrobes in the dressing area and free standing bedside cabinets.

En Suite

Adjoining the master bedroom, the en-suite features a low-level flush WC, a stylish wash hand basin set within a vanity unit topped with a mirror, and a modern shower cubicle.

Bedroom Two

Bedroom two offers a double bed with carpet flooring, a side facing double glazed window and a fitted wardrobe and side tables.

Study

The study has a generous sized desk ideal for working from home, a side facing window for natural light and carpeted flooring.

Bathroom

The bathroom comprises of a three piece fitted suite, including bath low level flush w/c and hand basin set in a vanity unit with drawers, heated towel rail and a double glazed window.

Outside & Exterior

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

£185.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105306 - 0003

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