



**Middleton Bespoke 2 Sandtoft Road, Belton Doncaster DN9
1PN**

welcome to

Middleton Bespoke 2 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 into this stunning property there is a side facing uPVC door leading off of the external stairway. The entrance hall comprises of carpet floor covering, two storage cupboards & access to all living spaces.

Lounge/Diner

The lounge/diner benefits from multiple double glazed windows allowing the space to be flooded with natural light, plush carpet flooring, electric fire & two centrally heated radiators.

Kitchen

The kitchen benefits from an array of wall & base units with wooden effect worktops, integrated gas oven, gas hob, fridge & freezer, dishwasher & sink with matching drainer, wooden effect linoleum flooring & a utility space which leads off the kitchen with sink & drainer matching wall & base units & side uPVC door leading outside.

Master Bedroom

The master bedroom benefits from a side facing double glazed window, carpet floor covering & built in wardrobe space.

En Suite

Benefitting from a rear facing double glazed window, part tiling to walls, shower cubicle with fitting overhead, low flush w/c & wash hand basin.

Bedroom Two

Bedroom two comprises of a double glazed window, carpet floor covering & centrally heated radiator.

Bathroom

Benefitting from a low flush w/c, wash hand basin, bath with hot & cold taps along with heated towel rail & fitted mirror.

Outside & Exterior

There is a block paved driveway with path to steps for the front door, lawned area with fencing to all sides.



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- Fully Furnished
- Part Exchange Available*
- 40 Year Roof & External Warranty
- 10 Year Interl 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:
THN105304 - 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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