





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, eletric 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 linolium 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 comrpises 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 Interal 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.







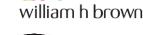


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THN105304



Property Ref: THN105304 - 0002 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 guidance 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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