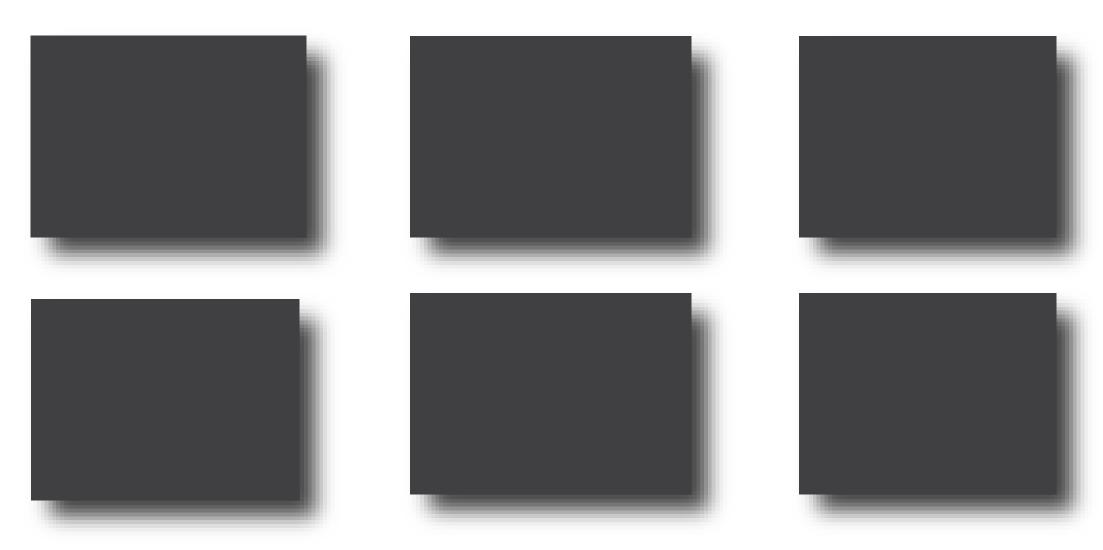


**Image Sandtoft Road, Belton Doncaster DN9 1PN** 

## welcome to

# **Image 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 the side of the property you are greeted into the stunning kitchen/diner space.

### Kitchen/Diner

The kitchen diner benefits from dual aspect double glazed windows allowing natural light to stream in & flood the space, fitted wall & base units with modern worktops, integrated appliances ranging of fitted fridge freezer, oven, hob, washer & dishwasher all brand new. Linolium floor covering to the kitchen side with the diner side benefitting from plush carpets.

#### Lounge

Again, the lounge benefits from multiple double glazed windows with natural light oozing in, plush carpets, stunning furnishings & centrally heated radiator.

#### **Master Bedroom**

The master bedroom comprises of a double glazed window, centrally heated radiator & carpets along with fitted wardrobe space.

#### **En-Suite**

The en-suite benefits from low flush w/c, wash hand basin, shower cubicle with fitting overhead & heated towel rail.

#### **Bedroom Two**

Bedroom two benefits from a double glazed window, carpet floor covering & centrally heated radiator.

#### **Bathroom**

The bathroom benefits from a fitted three piece suite with low flush w/c, wash hand basin & bath with hot & cold taps & stylish finishes.

### **Outside & Exterior**

To the front of the property there is a block paved driveway with path to match, lawned area to rear & steps up each side for access into the property with hand rail.





## welcome to

## **Image Sandtoft Road, Belton Doncaster**

- **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

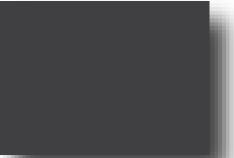
Tenure: Leasehold EPC Rating: Exempt

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

# £170.000









Please note the marker reflects the postcode not the actual property

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Property Ref: THN105305 - 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 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

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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.

## 01405 812334

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