



**Sandtoft Road, Belton Doncaster**



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**Sandtoft Road, Belton Doncaster**

Situated in a highly desirable village setting, this exceptional executive five bedroom detached residence extends to over 4,000 sq ft and offers beautifully presented, high specification accommodation across three floors with four bathrooms, enjoying attractive open field views to the rear.



### **Entrance Hall**

A spacious hallway with a front facing composite door and two full height glazed side panels allowing natural light to pour in, complemented by a solid oak staircase, tiled flooring and radiator.

### **Cloakroom**

Fitted with WC, wash hand basin, tiled flooring and extractor fan.

### **Lounge**

A generous reception room with two large front facing double glazed sash windows, evenly positioned across the elevation to maximise natural light, feature chimney breast suitable for a log burner, radiators and TV points.

### **Living Dining Kitchen**

A stunning open plan space with two rear facing double glazed sash windows overlooking the garden and countryside beyond, along with centrally positioned bifolding doors spanning the rear wall, creating a bright and airy environment. The kitchen is fitted with wall and base units, quartz worktops, central island with seating, integrated appliances and feature lighting.

### **Dining Room/ Study**

With rear facing double glazed sash windows providing garden views, offering excellent natural light, along with radiator and fitted workspace potential.

### **Utility Room**

Featuring a side facing double glazed window and a half glazed composite door providing external access, fitted with units, sink, worktops and appliance space.

### **First Floor Landing**

With a front facing double glazed sash window allowing natural light into the landing space, staircase rising to the second floor and access to all rooms.

### **Bedroom One**

A spacious principal bedroom with two front facing double glazed sash windows positioned to the front elevation, providing a bright and airy feel, along with radiators and access to the dressing room.

### **Dressing Room One**

With a rear facing double glazed sash window allowing natural light into the space, ideal for fitted wardrobes and storage.

### **En-Suite**

Featuring a rear facing obscure double glazed sash window, fitted with bath, separate shower, twin basins and WC, with high quality tiling.

### **Bedroom Two**

With two rear facing double glazed sash windows overlooking open fields, allowing excellent natural light and countryside views, plus radiator and access to dressing room.

### **Dressing Room Two**

#### **En-Suite**

With a rear facing obscure double glazed sash window, fitted with modern suite including bath, shower, basin and WC.

### **Bedroom Three**

With two front facing double glazed sash windows, evenly spaced to provide a bright outlook, along with radiator and access to dressing room.

### **Dressing Room Three**

#### **En-Suite**

With a side facing obscure double glazed sash window, fitted with bath, separate shower, basin and WC.

### **Second Floor Landing**

A central landing area providing access to all second floor rooms.

### **Bedroom Four**

A substantial dual aspect room with both front and rear facing double glazed sash windows, complemented by an additional front facing Velux roof window, providing excellent natural light throughout, along with radiators.

### **Bedroom Five**

With a rear facing double glazed sash window providing elevated views over the garden and countryside, along with radiator.

### **Bathroom**

With a rear facing Velux roof window allowing natural light, fitted with bath, separate shower, wash hand basin and WC, complemented by tiled finishes and heated towel rail.

### **Outside**

The property occupies an enclosed plot, with a front aspect featuring a walled boundary and iron gates opening onto a block paved driveway providing ample off road parking and access to the integral garage.

To the rear, the garden is fully enclosed with a paved patio area directly accessed from the kitchen, a generous lawned section and uninterrupted views over open countryside.

### **Double Garage**

With an electrically operated door to the front elevation, side internal access door, power, lighting and housing the central heating boiler.



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## Sandtoft Road, Belton Doncaster

- HIGH SPECIFICATION DETACHED HOME OVER 4,000 SQ FT
- ACCOMMODATION OVER THREE FLOORS
- STUNNING OPEN PLAN LIVING DINING KITCHEN WITH BIFOLDING DOORS AND INTEGRATED APPLIANCES
- FIVE DOUBLE BEDROOMS WITH THREE DRESSING ROOMS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE

Tenure: Freehold EPC Rating: B

Council Tax Band: G

# £750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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