



**£285,000**

The Dovedale, The Nursery, Station Road, Swineshead, Boston, Lincolnshire, PE20 3LH

**NEWTON**FALLOWELL



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Boston, Lincolnshire, PE20 3LH  
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The Dovedale is a detached house with accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, an garage and a rear garden. The property benefits from gas central heating, double glazing and 10 year NHBC certificate.

### TOWEY HOMES

Towey Homes is a family owned business who are proud of their reputation to consistently deliver high quality services, on time and within a safe working environment and they have established long term partnerships with many clients. "The Nursery" will be the first exciting venture into building homes for a new generation, with such superior build quality and attention to detail, we believe Towey Homes will become a name synonymous with excellence and distinction. Each home will be constructed with care and dedication by skilled craftsmen and along with our chosen professional sales people at Newton Fallowell, we will work together to deliver the highest standards of design, construction and service to make buying your dream home a reality.



Front Elevation



Side Elevation



Side Elevation



Rear Elevation



## ACCOMMODATION

The accommodation in brief comprises:

### ENTRANCE HALL

### CLOAKROOM

### LOUNGE

20'0" x 13'1" (6.11m x 4.01m)

### DINING KITCHEN

18'9" x 11'7" (5.73m x 3.55m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

14'4" x 12'4" (4.39m x 3.76m)

### EN-SUITE

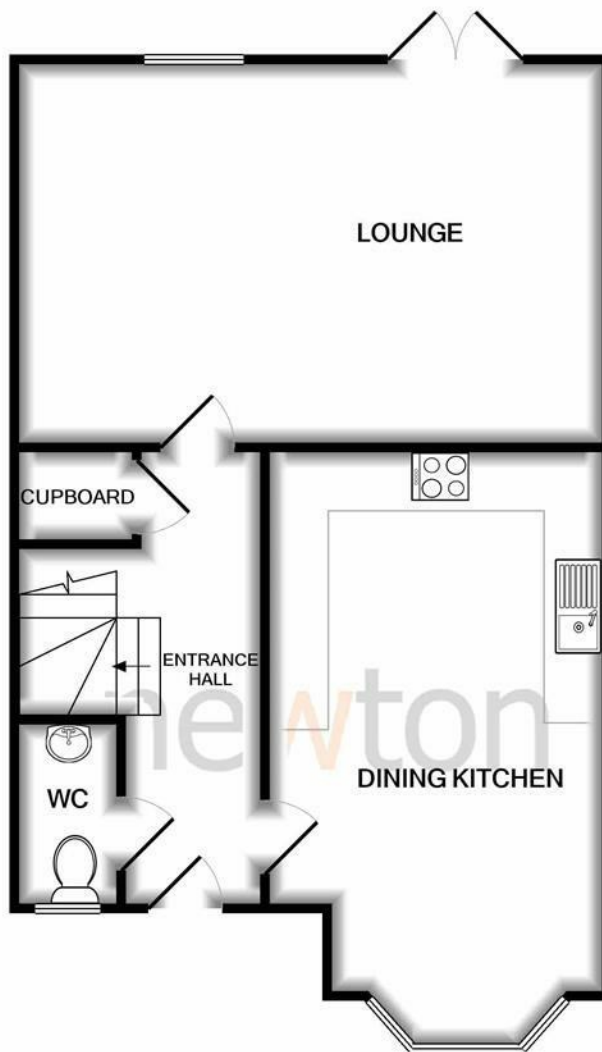
### BEDROOM TWO

12'6" x 10'9" (3.82m x 3.28m)

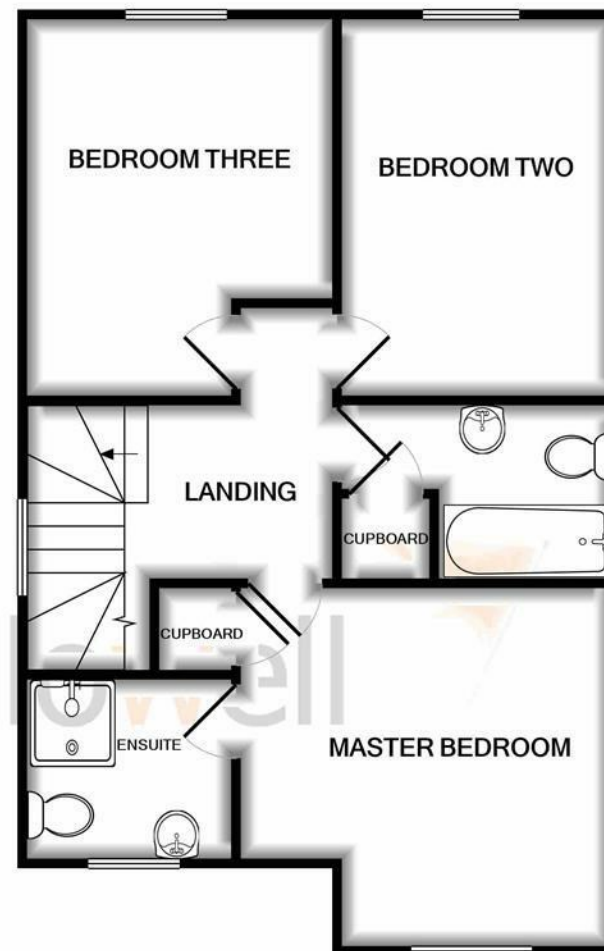
### BEDROOM THREE

12'5" x 10'3" (3.81m x 3.14m)

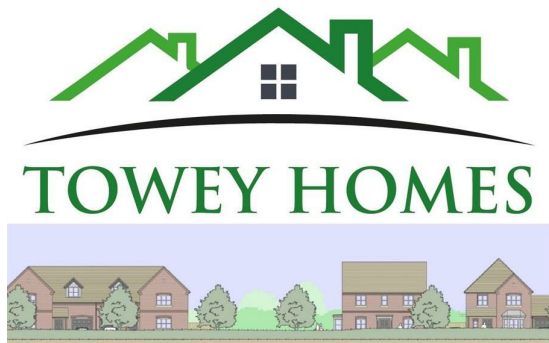
### FAMILY BATHROOM



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given

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## EXTERIOR

The property has a driveway providing off-road parking, an integral garage and a rear garden.

## SERVICES

The property will have mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



t: 01205353100  
e: boston@newtonfallowell.co.uk  
www.newtonfallowell.co.uk



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Are Valued!*

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