



Watery Lane, Butterwick Boston PE22 0HS

welcome to

Watery Lane, Butterwick Boston

BRAND NEW BUILD Three double bedroom detached family home in the village of Butterwick with open field views.

Lounge, fully fitted kitchen diner & utility. Downstairs WC, family bathroom & en-suite to master.

Entrance Hall

built in storage cupboard and stairs up to:

Inner Hall

having stairs to first floor with cupboard beneath and doors off to kitchen diner, WC and:

Lounge

19' x 11' 3" max (5.79m x 3.43m max)

Kitchen Diner

12' 5" x 18' 4" (3.78m x 5.59m)

having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring induction hob, extractor, fridge freezer and dishwasher. French doors to rear garden and doorway to:

Utility

7' 2" x 7' 6" (2.18m x 2.29m)

having fitted work surface and single bowl stainless steel sink. Space for washing machine and tumble dryer. Side door to garden

Landing

Bedroom One

12' 9" x 11' 3" (3.89m x 3.43m)

En-Suite

8' 7" x 6' 6" (2.62m x 1.98m)

Comprising three piece suite of WC, inset sink and double shower cubicle with dual head thermostatic shower. Heated towel rail, extractor and fully tiled walls and floor

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom Three

12' 5" x 8' 8" (3.78m x 2.64m)

Part of the room has restricted head height due to a sloped ceiling

Bathroom

12' x 8' max (3.66m x 2.44m max)

Comprising four piece suite of WC, inset sink, bath and double shower cubicle with dual head thermostatic shower. Heated towel rail, extractor, fully tiled floor and partly tiled walls. Built-in airing cupboard with hot water tank

Outside

To the front of the property there is a gravel driveway providing ample off road parking, a pathway to the front door and a side gate leading ot the rear garden. Fully enclosed by timber fencing, the garden will be laid to lawn when complete with a raised patio seating area that can be access from the kitchen diner

Specifications

The property is fitted with an air source heat pump as its source of heating and the ground floor will have English Oak Herringbone flooring. The garden will also be completed based on the choice of the buyer





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Watery Lane, Butterwick Boston

- NEWLY BUILT THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- LOUNGE, FULLY FITTED KITCHEN DINER & UTILITY ROOM
- DOWNSTAIRS WC, FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: Exempt

£290,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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