

BUTTERWICK GARDENS

BUTTERWICK GARDENS

# BUILDING FOREVER HOMES

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Lincolnshire, PE22 0FA

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[www.opalhomes.co.uk](http://www.opalhomes.co.uk)

OPAL HOMES  
  
BUILDING YOUR FOREVER HOME

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## WELCOME TO BUTTERWICK GARDENS

Welcome to Butterwick Gardens, where the culmination of over 55 years of expertise in property development and construction converges to offer you exceptional living spaces in the heart of Boston, Lincolnshire. Our commitment to crafting beautifully designed residences in prime locations remains unwavering.

At Butterwick Gardens, we strive to create more than just houses; we aspire to provide you and your family with a lifestyle where every moment is cherished. Discover the epitome of modern living amidst the tranquil charm of Lincolnshire at Butterwick Gardens.

Butterwick is a quaint village nestled in the county of Lincolnshire, within the East Midlands region. Positioned just about 3 miles to the east of the bustling market town of Boston, it enjoys close proximity to the East Coast.



LIVING SPACES

MODERN

# MODERN

## LIVING SPACES

While our expertise lies in crafting remarkable interiors within our homes, at Butterwick Gardens, the allure of the great outdoors is equally captivating. Nestled within the picturesque landscape of Boston, Lincolnshire, you'll discover that the splendor of nature seamlessly intertwines with the architectural marvels of our development. From tranquil parks to scenic walking trails, Butterwick Gardens offers an unparalleled opportunity to embrace the beauty of the surrounding environment. Experience the harmony between indoor luxury and outdoor serenity at Butterwick Gardens, where every corner is designed to enhance your lifestyle.





LIVING SPACES

MODERN



## A WEALTH OF EDUCATION

The Butterwick Gardens development benefits from close proximity to reputable educational schools, ensuring quality learning opportunities for residents. Butterwick CofE Primary School, situated just 0.7 miles from the proposed development, boasts a commendable "Good" OFSTED rating. Additionally, Fishtoft Academy and Hawthorn Tree School, both approximately 2.7 miles away, also hold "Good" OFSTED ratings.

For secondary education, The Giles Academy and Boston High School, located approximately 3.6 miles from the development, provide further quality schooling options, each holding "Good" OFSTED ratings. Boston Grammar School, approximately 4.1 miles away, is also highly regarded with an "Good" OFSTED rating. Furthermore, Boston College, situated close to the town centre, offers an extensive array of over 400 courses, including vocational training courses and university-level education, enriching the educational landscape of the area.



OF EDUCATION

A WEALTH



### **Local Amenities**

Butterwick, a charming village and civil parish nestled within the Borough of Boston, Lincolnshire, lies approximately 3 miles to the east of the bustling market town of Boston. Situated just a stone's throw away from the serene East Coast, the village centre offers residents easy access to the tranquil shores. Nearby, Freiston Shore beckons with its sprawling wildlife reserve spanning approximately 1,400 acres, encompassing brackish lagoons and natural salt marshes. Within the village, amenities abound, including the quintessential British pub, The Five Bells, a Church of England primary school, a traditional fish and chip shop, a verdant park, and a variety of small businesses, ensuring a vibrant and well-connected community atmosphere.

### **Transport Links:**

**Road:** Butterwick, is just off of the A52 which links the village to Skegness and gives access to the A16 and Boston.

**Bus:** Butterwick has 9 bus routes which serve 8 bus stops linking the village to Boston, Skegness and Stickney.

**Air:** The nearest airport to Butterwick is Humberside Airport which is approximately 44 miles away



## WITHIN CLOSE PROXIMITY

For families seeking the perfect balance between serenity and city life, Butterwick Gardens presents an ideal choice. With an array of renowned shopping destinations just a stone's throw away, every convenience is at your fingertips.

Indulge in retail therapy at Boston Shopping Park, a mere 4.5 miles from your doorstep, where a plethora of shops and dining options await. Or, venture slightly further to Pescod Square Shopping Centre, just 4.7 miles away, offering a diverse range of stores to cater to every need.

Looking for a day of leisurely shopping and entertainment? Waterfall Plaza Shopping Centre, a short 5.1-mile drive, beckons with its charming ambiance and enticing selection of boutiques.

At Butterwick Gardens, the essence of modern living intertwines seamlessly with the convenience of nearby amenities. Come home to a lifestyle where every outing is a delightful adventure, and every day is filled with possibility.



EFFICIENT HOME

ENERGY

# ENERGY

## E F F I C I E N T H O M E

Discover the tranquility of a sustainable lifestyle at Butterwick Gardens. Choosing an energy-efficient home not only offers peace of mind but also ensures that your utility bills remain manageable.

We are steadfast in our commitment to constructing homes that prioritise energy efficiency. Each dwelling at Butterwick Gardens is carefully crafted to maximise energy conservation, featuring cutting-edge central heating systems and top-tier insulation solutions.

Rest assured that your home not only provides comfort and elegance but also aligns with eco-conscious principles, paving the way for a greener, more sustainable future.

*“We are steadfast in our commitment to constructing homes that prioritise energy efficiency.”*

SUSTAINABLE

LIVING



*“Our ethos revolves around crafting homes that not only provide comfort and style but also minimise their environmental footprint”*

SUSTAINABLE

L I V I N G

Sustainability isn't just a buzzword—it's our way of life. We take pride in constructing homes that not only offer unparalleled comfort and style but also prioritise environmental responsibility.

Each residence at Butterwick Gardens is meticulously crafted using eco-friendly materials, ensuring that every aspect of your home contributes to a greener future. From the foundations to the finishing touches, we are committed to minimising our environmental impact without compromising on quality or design.

In line with our dedication to sustainability, we proudly install EV chargers and solar panels in every home. Embrace the convenience of electric vehicle charging and harness the power of the sun to reduce your carbon footprint and energy bills.

Experience the harmony of luxury living and environmental stewardship at Butterwick Gardens. Come home to a community where your values align with your lifestyle, and every choice you make contributes to a brighter, more sustainable tomorrow."



COMMUNITIES

BUILDING

# SITE PLAN





# FERNLEIGH



## KEY FEATURES

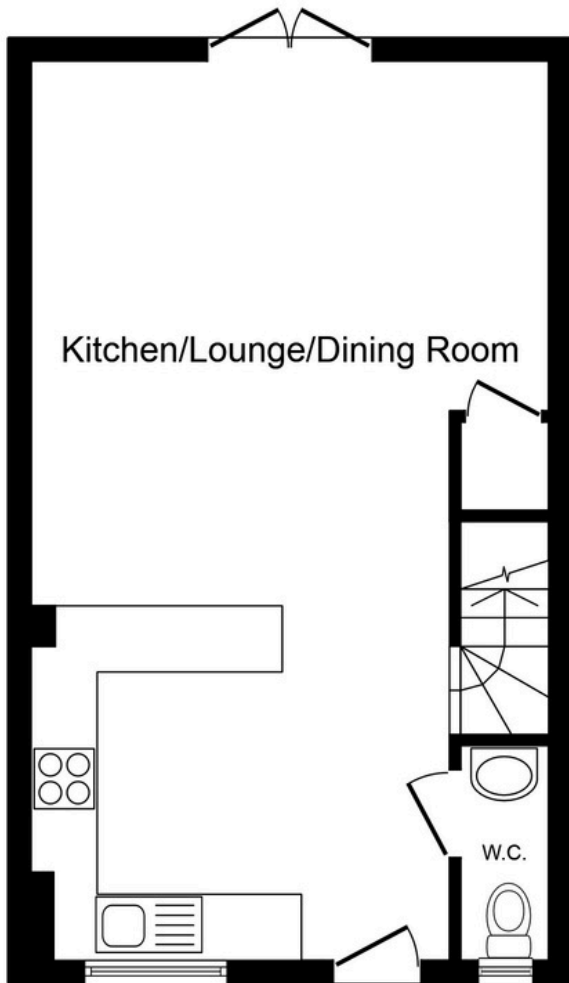
3 Bedroom Home  
Mid Terrace  
785 sq ft  
£220,000.00

OPAL HOMES

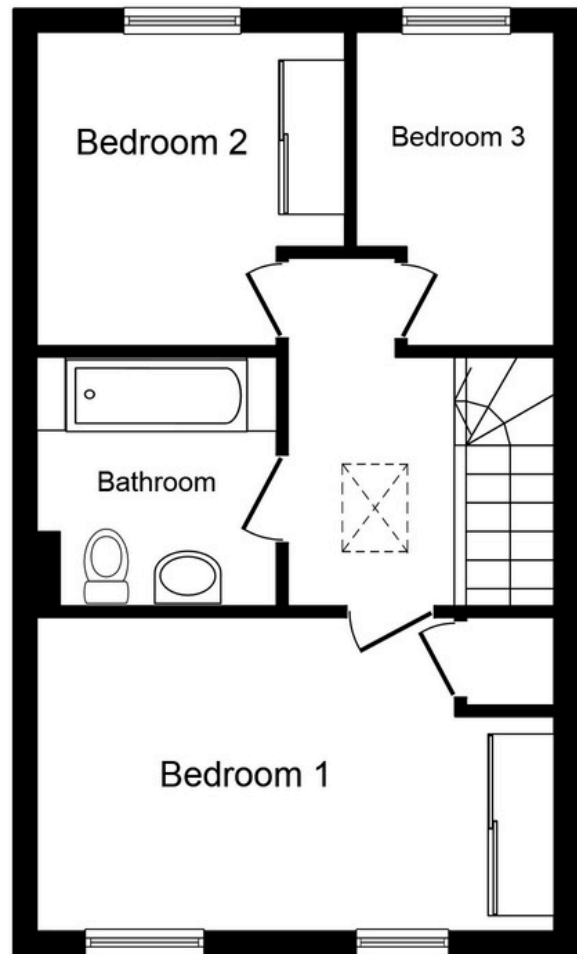


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## FLOOR PLANS



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## DIMENSIONS

### Ground Floor

Lounge/Dining Room: 4.67 x 4.5

Kitchen: 3.5 x 3.1

W/C: 1.0 x 1.78

### First Floor

Bedroom 1: 4.67 x 2.68

Bedroom 2: 2.8 x 2.85

Bedroom 3: 1.8 x 2.85

Bathroom: 2.18 x 2.0

OPAL HOMES



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# FERNLEIGH



## KEY FEATURES

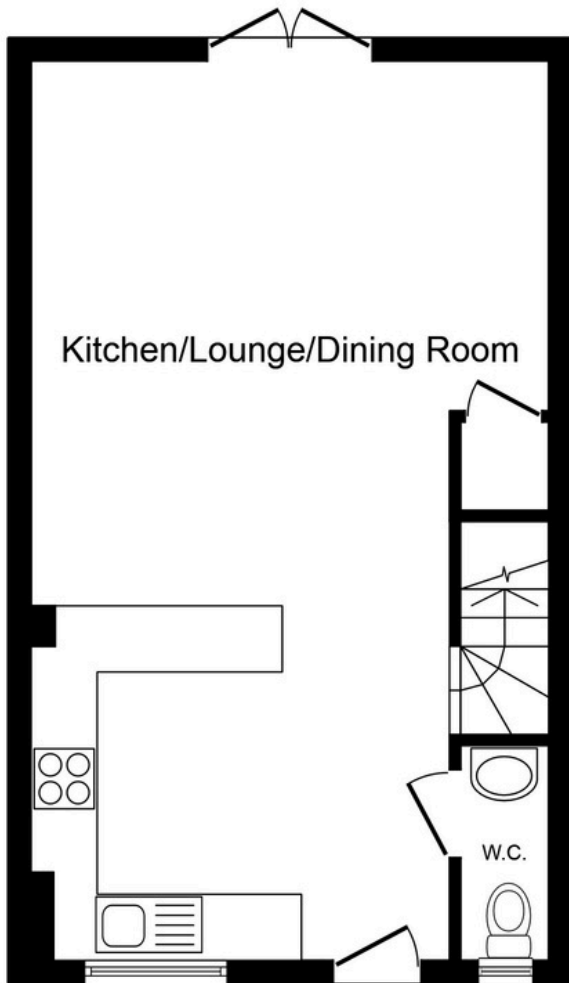
3 Bedroom Home  
Semi Detached  
785 sq ft  
£225,000.00

OPAL HOMES

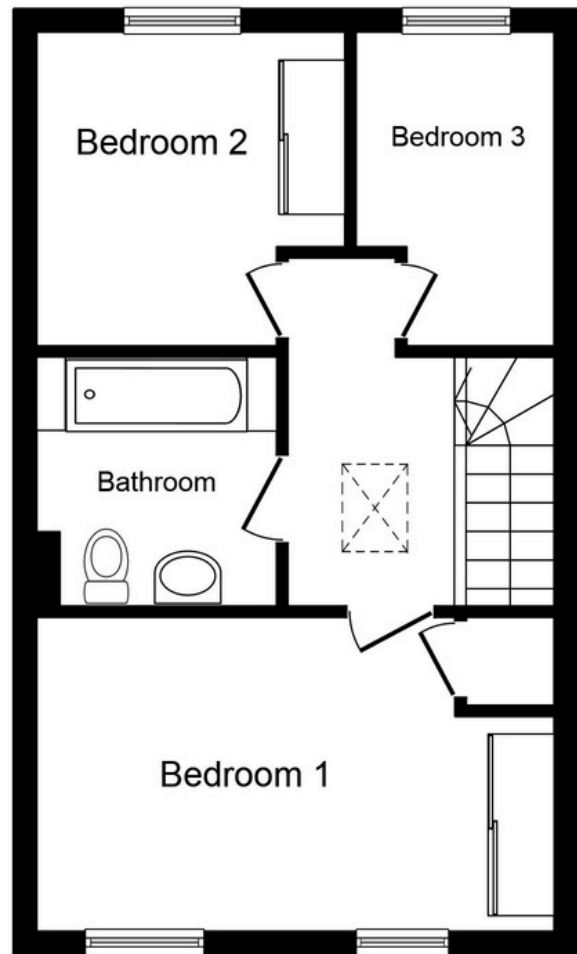


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## FLOOR PLANS



**Ground Floor**



**First Floor**

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## DIMENSIONS

### Ground Floor

Lounge/Dining Room: 4.67 x 4.5

Kitchen: 3.5 x 3.1

W/C: 1.0 x 1.78

### First Floor

Bedroom 1: 4.67 x 2.68

Bedroom 2: 2.8 x 2.85

Bedroom 3: 1.8 x 2.85

Bathroom: 2.18 x 2.0

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# BEECHCROFT



## KEY FEATURES

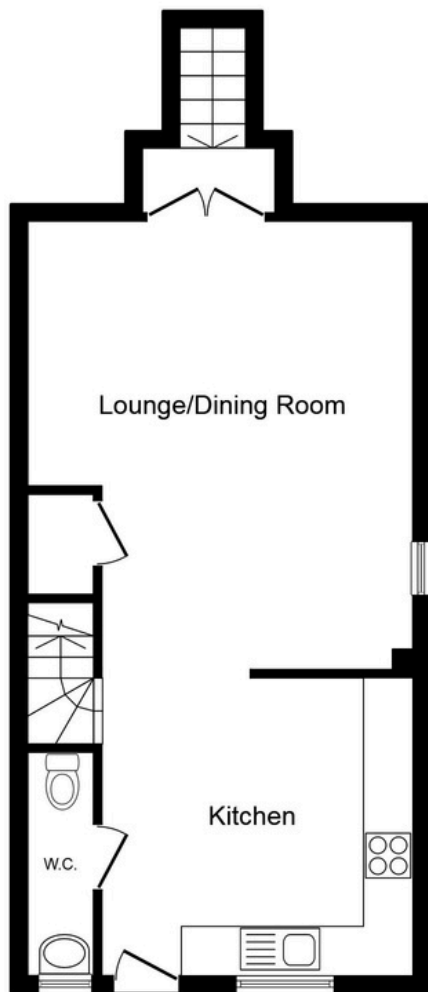
3 Bedroom Home  
Semi Detached  
939 sq ft  
£270,000.00

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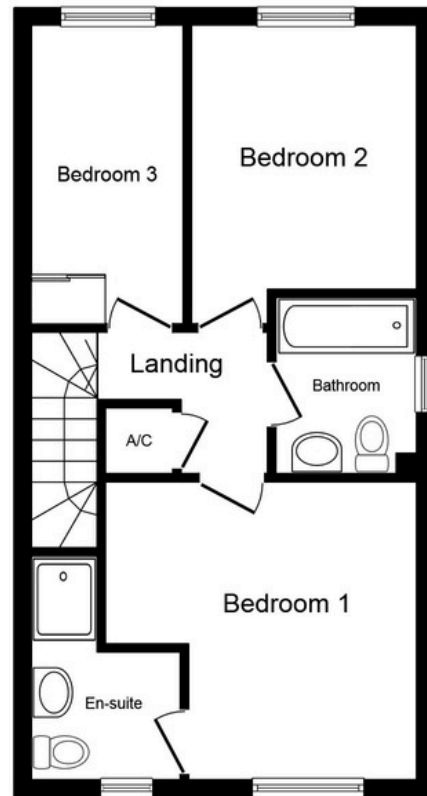


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## FLOOR PLANS



**Ground Floor**



**First Floor**

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## DIMENSIONS

### Ground Floor

Lounge/Dining Room: 5.39 x 5.46

Kitchen: 3.68 x 3.62

W/C: 0.9 x 2.47

### First Floor

Bedroom 1: 2.77 x 3.62

En-suite: 1.8 x 2.47

Bedroom 2: 2.65 x 3.26

Bedroom 3: 1.94 x 3.56

Bathroom: 1.77 x 2.14

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# ELMHURST



## KEY FEATURES

3 Bedroom Home  
Detached  
936 sq ft  
£280,000.00

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## FLOOR PLANS

### DIMENSIONS

#### Ground Floor

Kitchen/Dining Room: 3.0 x 5.2

Lounge: 2.82 x 5.2

W/C: 0.9 x 1.7

#### First Floor

Bedroom 1: 2.8 x 3.9

En-suite: 2.8 x 1.8

Bedroom 2: 3.1 x 2.8

Bedroom 3: 3.1 x 2.2

Bathroom: 2.0 x 1.8

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# ROSEWOOD



## KEY FEATURES

4 Bedroom Home  
Detached  
1232 sq ft  
£340,000.00

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## FLOOR PLANS

## DIMENSIONS

### Ground Floor

Kitchen/Dining: 4.6 x 2.9

Utility: 1.9 x 1.9

Family Room: 3.1 x 2.7

Lounge: 3.4 x 4.7

Study: 2.0 x 2.8

W/C: 0.9 x 1.8

### First Floor

Bedroom 1: 3.4 x 4.6

En-suite: 1.7 x 1.7

Bedroom 2: 4.2 x 3.5

Bedroom 3: 2.2 x 2.7

Bedroom 4: 2.3 x 2.7

Bathroom: 2.4 x 2.0

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# MAPLEVIEW



## KEY FEATURES

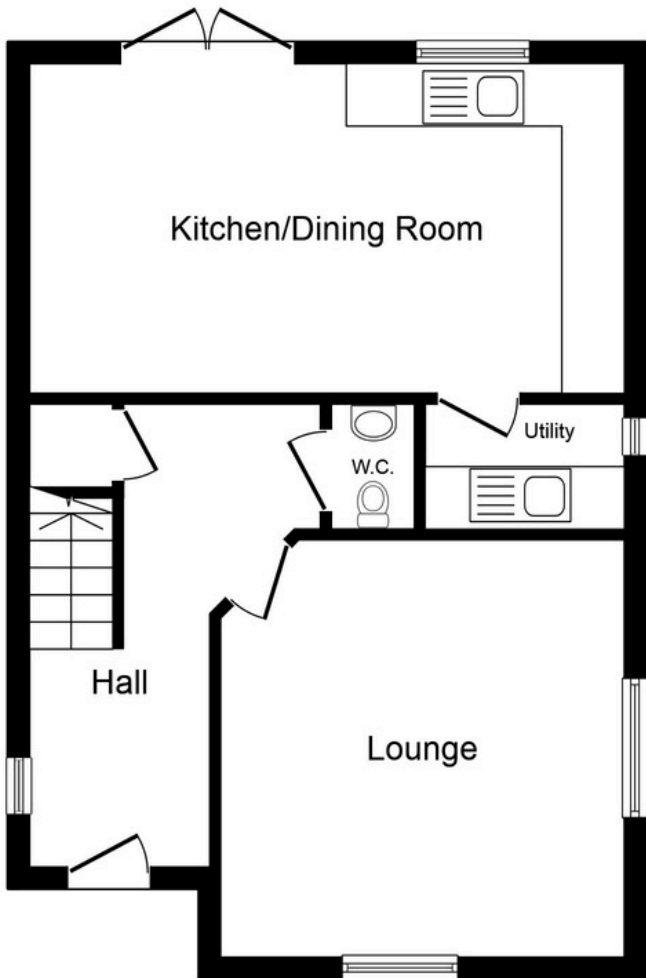
4 Bedroom Home  
Detached  
1162 sq ft  
£325,000.00

OPAL HOMES

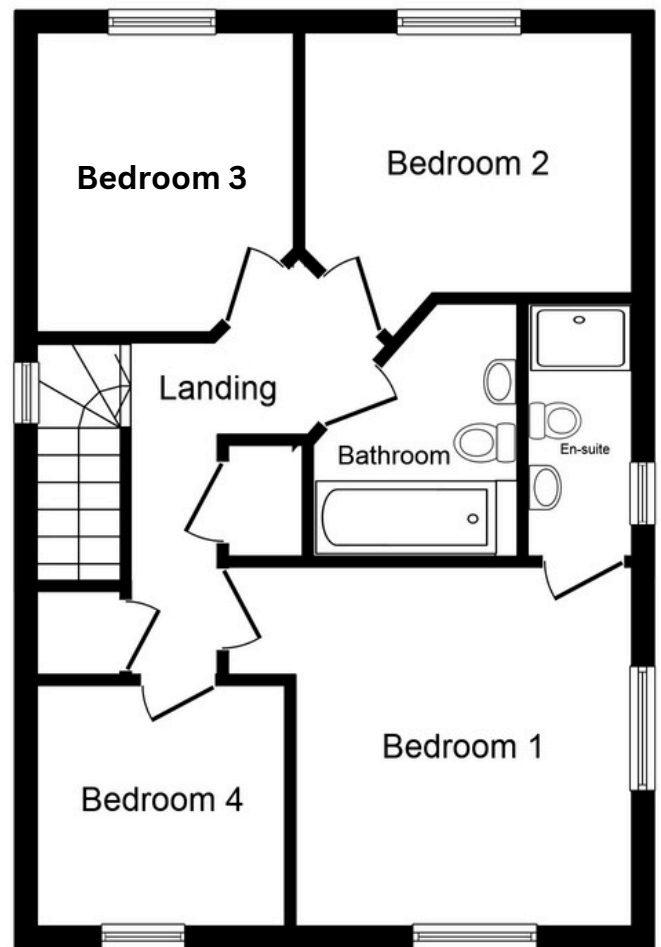


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## FLOOR PLANS



**Ground Floor**



**First Floor**

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## DIMENSIONS

### Ground Floor

Kitchen/Dining Room: 5.89 x 3.1

Utility: 2.1 x 1.8

Lounge: 3.87 x 3.9

W/C: 0.9 x 1.8

### First Floor

Bedroom 1: 3.25 x 3.62

En-suite: 1.2 x 2.4

Bedroom 2: 3.1 x 2.87

Bedroom 3: 2.68 x 3.1

Bedroom 4: 2.58 x 2.3

Bathroom: 1.97 x 2.4

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# HAZELWOOD



## KEY FEATURES

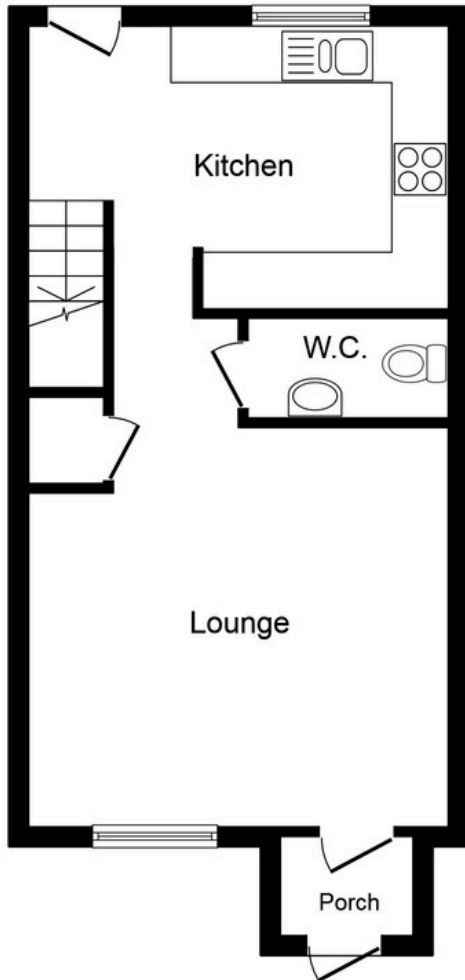
3 Bedroom House  
Mid Terrace  
779 sq ft  
£220,000.00

OPAL HOMES

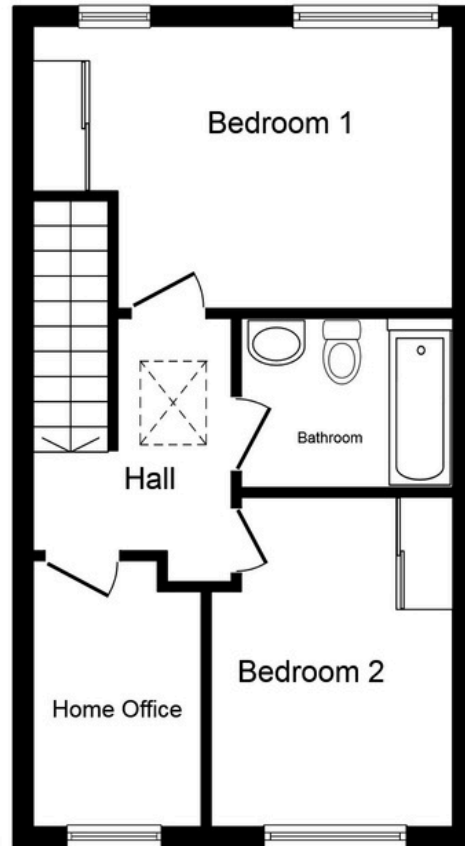


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## FLOOR PLANS



**Ground Floor**



**First Floor**

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## DIMENSIONS

### Ground Floor

Kitchen: 4.4 x 3.1

Lounge: 4.4 x 4.1

W/C: 1.6 x 0.9

### First Floor

Bedroom 1: 4.4 x 2.75

Bedroom 2: 2.57 x 3.15

Home Office/Bedroom 3: 1.79 x 2.6

Bathroom: 2.25 x 1.97

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# WOODLANDS



## KEY FEATURES

**1 Bedroom Ground Floor Maisonette**

830 sq ft - £180,000

**1 Bedroom First Floor Maisonette**

725 sq ft - £160,000

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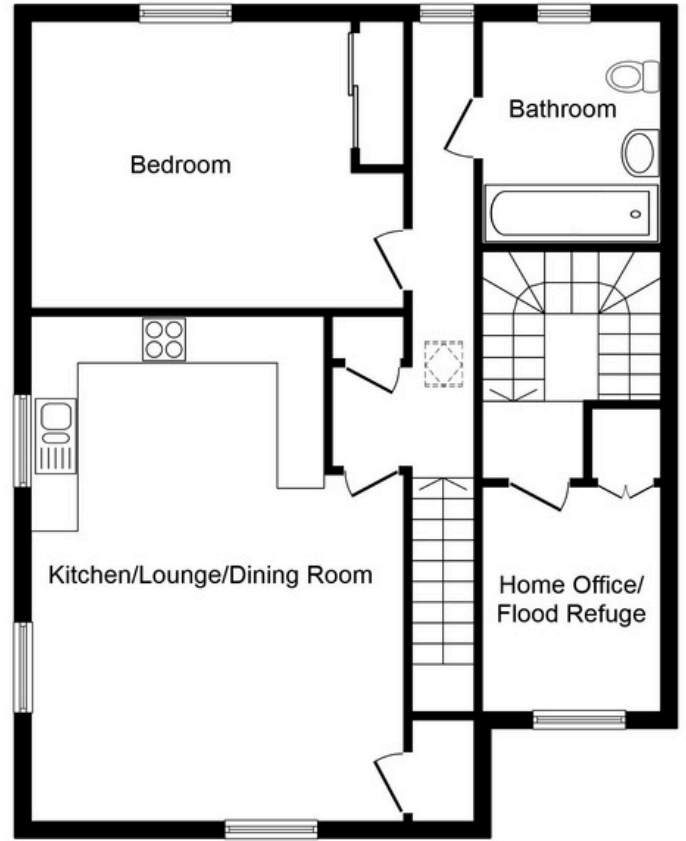


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## FLOOR PLANS



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## DIMENSIONS

### Ground Floor

Kitchen/Lounge/Dining: 4.5 x 6.3

Bedroom: 4.55 x 3.0

Bathroom: 2.2 x 2.85

### First Floor

Kitchen/Lounge/Dining: 4.73 x 6.1

Bedroom: 4.58 x 3.0

Bathroom: 2.2 x 2.85

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# OAKHILL



## KEY FEATURES

3 Bedroom  
Dormer Bungalow  
1046 sq ft  
£320,000.00

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## FLOOR PLANS

### DIMENSIONS

#### Ground Floor

Kitchen/Dining: 4.8 x 2.5

Lounge: 3.1 x 4.4

Bedroom 2: 3.1 x 3.2

Bedroom 3: 2.9 x 2.4

Shower Room: 3.2 x 2.1

#### First Floor

Bedroom 1: 5.2 x 3.9

En-suite: 1.7 x 3.3

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# HAWTHORN



## KEY FEATURES

4 Bedroom Home  
Semi Detached  
1147 sq ft  
£295,000.00

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## FLOOR PLANS

## DIMENSIONS

### Ground Floor

Kitchen/Dining: 4.5 x 3.8

Lounge: 3.0 x 4.1

W/C: 1.9 x 1.7

### First Floor

Bedroom 2: 2.5 x 3.0

Bedroom 3: 2.5 x 2.9

Bathroom: 2.5 x 2.0

Home Office: 1.9 x 1.9

### Second Floor

Bedroom 1: 3.2 x 4.2

Dressing: 3.0 x 3.5

En-suite: 2.2 x 2.5

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## LIKE WHAT YOU SEE?

We invite you to immerse yourself in the Butterwick Gardens experience by visiting our exquisite showhomes. Come and explore the exceptional craftsmanship and thoughtful design that awaits you. Our friendly team is on hand to guide you through every step of the way, answering any questions you may have and offering insights into life at Butterwick Gardens. We look forward to welcoming you and helping you find your dream home.

Securing your dream home is made easier with Butterwick Gardens. We understand that navigating the complexities of mortgages can be daunting, which is why we offer the support of our experienced mortgage advisor. Whether you're a first-time buyer or looking to remortgage, our advisor is available to provide personalised guidance tailored to your needs. Let us assist you in finding the perfect financial solution, ensuring a smooth and seamless homebuying journey.

### Showhome address:

Butterwick Gardens  
Butterwick  
Boston  
Lincolnshire  
PE22 0FA

### Opening hours:

Monday to Sunday 9am to 5pm

### Contact number:

0345 5482625

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