



Dawsons Crescent, Butterwick Boston PE22 0EX

Not for marketing purposes INTERNAL USE ONLY

welcome to

Dawsons Crescent, Butterwick Boston

PLOT 12;

3 Bed Detached Bungalow with Open Plan Kitchen Dining, En-Suite, Garage & Garden

STAMP DUTY PAID & £1500 TOWARDS MOVING COSTS ON SELECTED PLOTS

Hallway

Open hallway with oak doors leading off to;

Living Dining Area

18' 10" x 14' 9" (5.74m x 4.50m)

With patio doors to the rear Garden

Sockets, TV Point & Internet

Kitchen

13' 8" x 10' 8" (4.17m x 3.25m)

Fully Fitted Kitchen with Wall & Base Units, Worktop & Sink & Drainer

Intregrated appliances - Fridge, Freezer, Oven, Microwave, Dishwasher, Washer/Dryer

Window to rear Garden

Master Bedroom

10' 11" x 12' 11" (3.33m x 3.94m)

Having window to the front aspect

Fitted Wardrobes, Wall panelling & wall lights

Door leading to;

Ensuite

Fully fitted & tiled with shower, vanity sink unit, LED

Mirror & Heated towel rail

Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m)

Window to side aspect

Bedroom Three

7' 9" x 13' 2" (2.36m x 4.01m)

Window to front aspect

Bathroom

Fully fitted & tiled with bath & showers over, vanity

sink unit, LED Mirror & Heated towel rail

Exterior

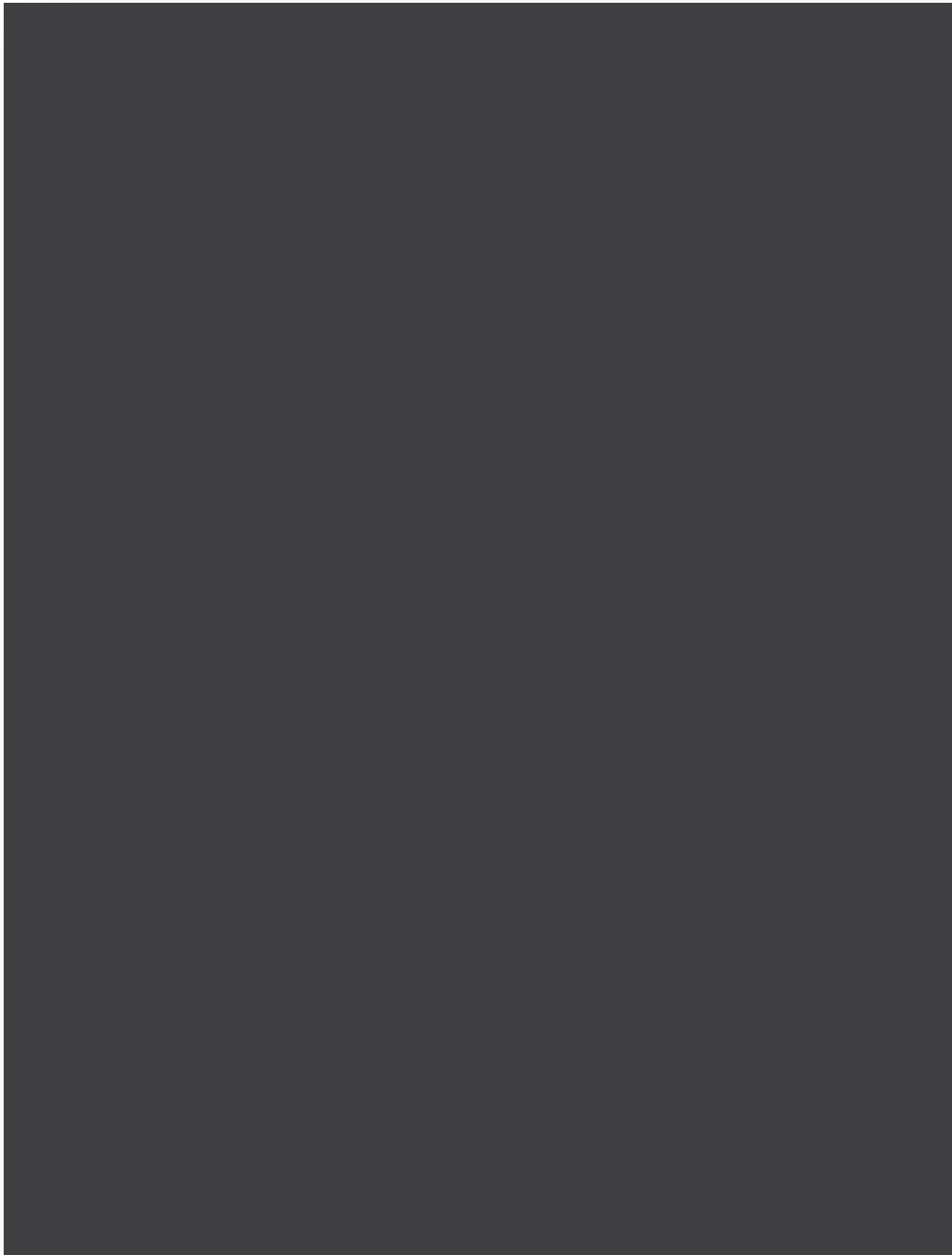
Front & Rear Gardens

Rear Garden laid to Patio & Turf with Fencing & Tree

Garage with Power & Lighting

EV Car Charging Point

Solar Panels



welcome to
Dawsons Crescent,
Butterwick Boston

- PLOT 12
- 3 Bed Detached Bungalow with Open Plan Kitchen, Dining, EnSuite & Garage
- Show Home Open Every Saturday 10am - 4pm
- An exclusive development of 17 Bungalows
- Fully Fitted Kitchens with Fridge, Freezer, Dishwasher, Washer Dryer, Oven & Microwave

Tenure: Freehold EPC Rating: Awaited

£350,000



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Property Ref:
BWB115339 - 0003

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

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