



Dawson Fields Dawsons Crescent, Butterwick Boston PE22 0AJ

welcome to

Dawson Fields Dawsons Crescent, Butterwick Boston

PLOT 7 SHOWHOME;

3 Bed Detached Bungalow with Open Plan Fully Fitted Kitchen with integrated appliances, Dining & Lounge areas, En-Suite to master bed, Garage & Garden

FLOORING INCLUDED

SHOW HOME (PLOT 7) OPEN EVERY SATURDAY 10AM-4PM

CALL NOW TO ARRANGE VIEWING

Entrance Hallway

Front external door opening to open plan hallway
LVT Flooring
Underfloor Heating
Storage Cupboard with Oak Doors leading to all rooms
Alarm System

Kitchen Area

10' 8" x 13' 8" (3.25m x 4.17m)
Fully Fitted Kitchen with Base & Wall Units,
Integrated Oven, Microwave, Hob, Extractor Fan,
Fridge, Freezer, Dishwasher & Washer Dryer.
Sink with Drainer
Dining Area
LVT Flooring
Recessed Lighting
Underfloor heating with thermostat
Window to Rear Aspect & Patio Doors to Rear Garden

Living Area

18' 10" x 14' 9" (5.74m x 4.50m)
Patio Doors to Rear Garden
LVT Flooring
Underfloor Heating
TV Point
Internet Point

Master Bedroom

10' 11" x 12' 1" (3.33m x 3.68m)
Fitted Wardrobes with Window to front aspect
Carpeted
Underfloor heating with thermostat
TV Point
Door to;

Ensuite

Shower, Sink with Vanity Unit, LED Mirror, W.C &
Heated Towel Rail
Tiled floors & walls
Window to side aspect

Bedroom 2

9' 1" x 11' 6" (2.77m x 3.51m)
Carpeted
Underfloor heating with thermostat
TV Point
Window to front aspect

Bedroom 3

13' 2" x 7' 9" (4.01m x 2.36m)
Carpeted
Underfloor heating with thermostat
Window to side aspect

Bathroom

Fitted with Bath, Shower, Sink with Vanity Unit, LED
Mirror & Heated Towel Rail
Tiled floors & walls

Exterior

Block Paved Driveway, Garage with Power &
Lighting, Door to rear garden
Rear Garden with Patio,Turf, Outdoor Tap, Lighting
Fenced & Side Gated Access



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**Dawson Fields Dawsons Crescent,
Butterwick Boston**

- PLOT 7 - SHOWHOME
- EXCLUSIVE DEVELOPMENT OF 17 BUNGALOWS IN A VILLAGE LOCATION CLOSE TO SHOPS
- 3 BED DETACHED BUNGALOW WITH GARAGE & GARDENS
- LARGE OPEN PLAN KITCHEN DINING, LIVING AREA WITH PATIO DOORS TO THE REAR GARDEN
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM

Tenure: Freehold EPC Rating: Exempt

£310,000



view this property online williamhbrown.co.uk/Property/BWB115923



Property Ref:
BWB115923 - 0005

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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