

**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

#### **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 ) 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

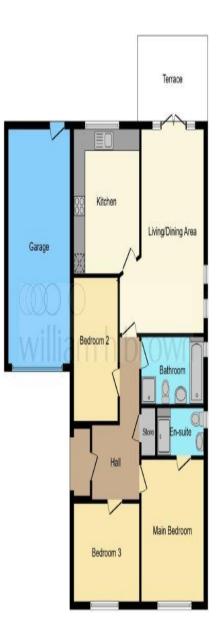
13' 2" x 7' 9" ( 4.01m x 2.36m ) Carpeted Underfloor heating with thermostat Window to side aspect

#### 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.





## welcome to

# **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

# £335,000



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Property Ref: BWB115923 - 0010 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk