



**Butterwick Gardens Watery Lane, Butterwick Boston PE22 0HS**



**welcome to**

## **Butterwick Gardens Watery Lane, Butterwick Boston**

Butterwick Gardens - A development of 41 New Homes in the popular Village of Butterwick close to Boston.

Plot 8 - Hawthorn

Four Bed 2.5 Storey Semi Detached House with Kitchen Diner, Lounge, Downstairs W/C, 3 Bedrooms, Bathroom & Master Bedroom Having Dressing

### **Entrance Hall**

having stairs to first floor and door to:

8' 3" x 10' 11" ( 2.51m x 3.33m )

built in wardrobe space and door to:

### **Lounge**

13' 9" x 11' 6" ( 4.19m x 3.51m )

door to understairs cupboard and door to:

### **En-Suit**

comprising three piece suite of WC, pedestal sink and shower cubicle with wall mounted shower.

Fitted extractor and heated towel rail

### **Kitchen Diner**

12' 8" x 14' 11" ( 3.86m x 4.55m )

having a range of wall and base units, work surfaces and fitted sink. With integrated appliances to includes electric oven, induction hob and extractor. French doors to rear garden

### **Wc**

comprising two piece suite of WC and sink

### **Landing**

having doors off to all first floor rooms

### **Bedroom 2**

9' 7" x 8' 3" ( 2.92m x 2.51m )

### **Bedroom 3**

10' x 8' 3" ( 3.05m x 2.51m )

### **Office**

6' 8" x 6' 4" ( 2.03m x 1.93m )

### **Bathroom**

comprising three piece suite of WC, pedestal sink and bath with shower over. Fitted extractor and heated towel rail

### **2nd Floor Landing**

door to:

### **Master Bedroom**

10' 11" x 11' 6" ( 3.33m x 3.51m )

having doorway leading to:

### **Dressing Room**





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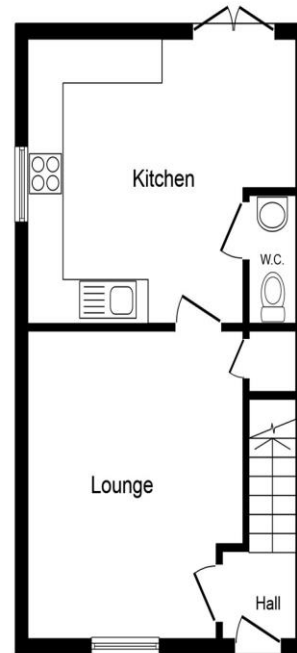
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## Butterwick Gardens Watery Lane, Butterwick Boston

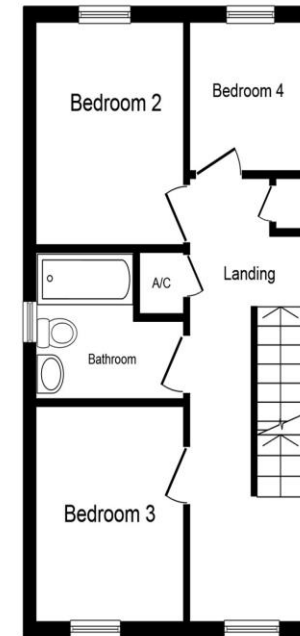
- PLOT 8 - HAWTHORN
- 4 BED 2.5 STOREY SEMI DETACHED HOUSE
- KITCHEN DINER, LOUNGE, WC & STORAGE
- 3 BEDROOMS & BATHROOM
- MASTER BEDROOM WITH EN-SUITE AND DRESSING ROOM

Tenure: Freehold EPC Rating: Exempt

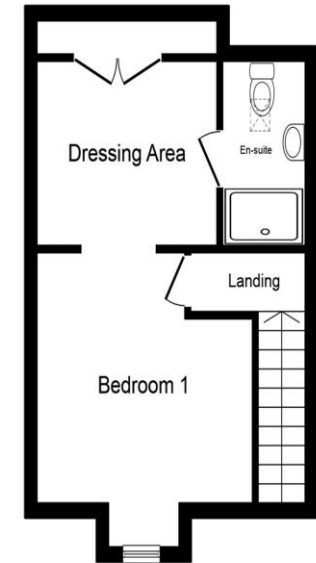
# £275,000



Ground Floor



First Floor



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

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Property Ref:  
SKG109227 - 0006

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