

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

Eaur Rad 2.5 Storay Sami Datachad Hausa with Kitchan Dinar Launaa Downstairs W.C. 2 Radroams Rathroam & Master Radroam Having Drossing Entrance Hall 8' 3" x 10' 11" (2.51m x 3.33m) built in wardrobe space and door to: having stairs to first floor and door to:

Lounge

13' 9" x 11' 6" (4.19m x 3.51m) door to understairs cupboard and door to:

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

En-Suit

comprising three piece suite of WC, pedestal sink and shower cubicle with wall mounted shower. Fitted extractor and heated towel rail













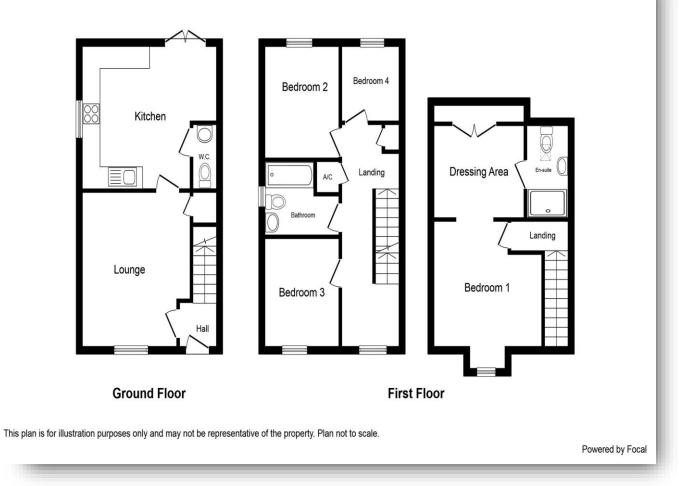
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- PLOT 8 HAWTHORN
- 4 BED 2.5 STOREY TOWN HOUSE
- KITCHEN DINER, LOUNGE, WC & STORAGE
- 4 BEDROOMS. ENSUITE TO MASTER & FAMILY BATHROOM
- MASTER BEDROOM WITH EN-SUITE AND DRESSING ROOM

Tenure: Freehold EPC Rating: Exempt

£279,000



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Property Ref: SKG109227 - 0008 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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