



**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 15 - Fernleigh

Three Bed Semi Detached House with Open Plan Kitchen/Lounge/Dining, Downstairs W/C, 3 Bedrooms, EnSuite to Master & Bathroom

### **Kitchen/ Living/ Dining**

25' 5" x 15' 2" ( 7.75m x 4.62m )

having a range of wall and base units, work surfaces and fitted sink. With integrated appliances to includes electric oven, induction hob and extractor. Access to stairs and door to:

### **Wc**

comprising two piece suite of WC and sink

### **Landing**

having doors off to all first floor rooms

### **Bedroom 1**

15' 2" x 8' 9" ( 4.62m x 2.67m )

### **Bedroom 2**

9' 4" x 9' 1" ( 2.84m x 2.77m )

### **Bedroom 3**

9' 4" x 5' 9" ( 2.84m x 1.75m )

### **Bathroom**

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







***view this property online*** [williamhbrown.co.uk/Property/SKG109229](http://williamhbrown.co.uk/Property/SKG109229)



welcome to

## Butterwick Gardens Watery Lane, Butterwick Boston

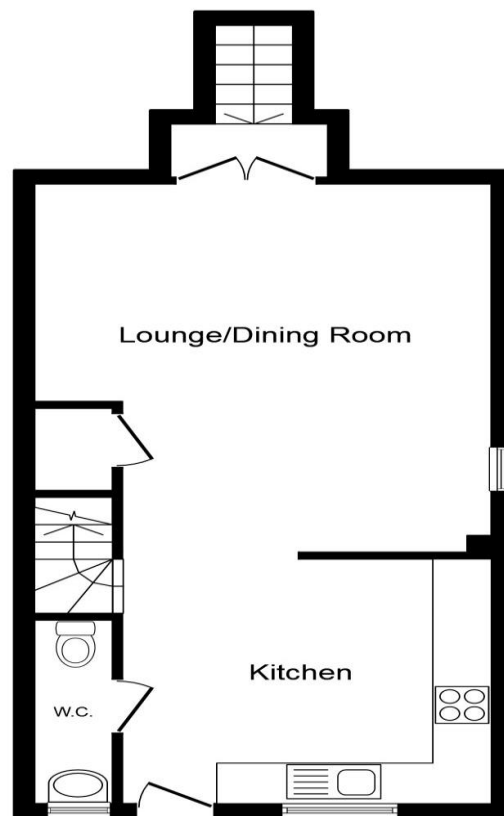
- PLOT 15 - FERNLEIGH
- 3 BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN LIVING
- FAMILY BATHROOM
- PARKING & GARDEN

Tenure: Freehold EPC Rating: Exempt

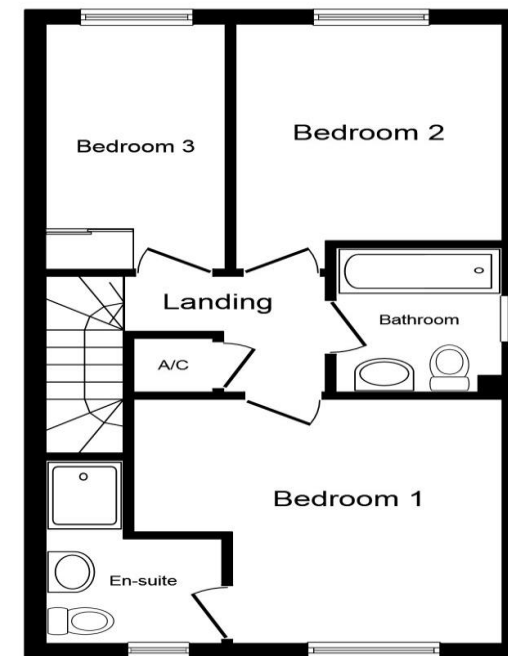
# £220,000

### directions to this property:

See Multi-Map Illustration



Ground Floor



First Floor

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

Powered by Focal

view this property online [williamhbrown.co.uk/Property/SKG109229](http://williamhbrown.co.uk/Property/SKG109229)



Property Ref:  
SKG109229 - 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.

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



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25  
2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)