

Dawson Fields, Dawsons Crescent, Butterwick Boston PE22 0AJ



## welcome to

# Dawson Fields Dawsons Crescent, Butterwick Boston

PLOT 10;

3 Bed Detached Bungalow with Open Plan Kitchen Dining, Separate Lounge, Master Bedroom with en-suite, Storage, Garden with Field Views & Garage

#### Hallway

Front external door opening to open plan hallway Underfloor Heating 2 Storage Cupboards with Oak Doors leading to all rooms Alarm System

#### Lounge

15' 7" x 12' 1" ( 4.75m x 3.68m ) Having a bay window to the front aspect TV & Internet Points Underfloor Heating with Thermostat

#### Kitchen / Dining Room

19' 9" x 14' 5" (6.02m x 4.39m) Fully Fitted Kitchen with Wall & Base Units, Integrated Oven, Microwave, Hob, Extractor Fan, Fridge, Freezer, Dishwasher & Washer Dryer. Sink with Drainer Island with Breakfast Bar Seating Dining Area Recessed Lighting Underfloor heating with Thermostat Window to Rear Aspect & Patio Doors to Rear Garden

#### **Master Bedroom**

13' 7" x 12' 8" ( 4.14m x 3.86m ) Fitted Wardrobes, Patio Doors to Rear Garden Underfloor Heating with Thermostat Door to;

#### Ensuite

Shower, Sink with Vanity Unit, LED Mirror, W.C, Shelving & Heated Towel Rail Tiled Flooring & Walls

#### Bedroom 2

8' 9" x 13' 7" ( 2.67m x 4.14m ) Double Bedroom Window to front aspect Underfloor Heating with Thermostat

#### Bedroom 3

9' 9" x 7' 1" ( 2.97m x 2.16m ) Window to side aspect Underfloor Heating with Thermostat

#### Bathroom

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

#### Exterior

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





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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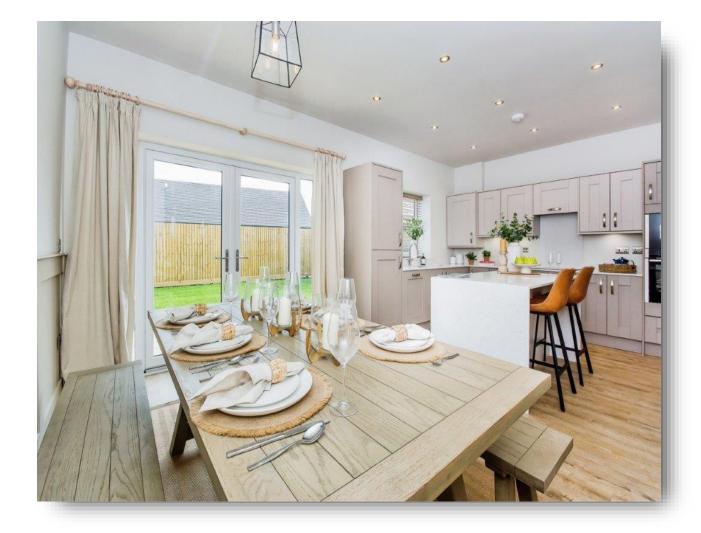
# Dawson Fields Dawsons Crescent,

# **Butterwick Boston**

- PLOT 10
- 3 BED DETACHED BUNGALOW WITH GARAGE & GARDEN WITH FIELD VIEWS
- THIS BUNGALOW RESIDES ON AN EXECUTIVE DEVELOPMENT OF 17 BUNGALOWS
- CLOSE TO SHOPS & THE PILGRIM HOSPITAL
- KITCHEN DINER OVERLOOKING FIELD VIEWS & SEPARATE LOUNGE

Tenure: Freehold EPC Rating: Exempt

# £325,000



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Property Ref: SKG109689 - 0006 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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