



**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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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:  
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