



Plot 2, Girls School Lane  
Butterwick, Boston, Lincolnshire, PE22 0HZ

£575,000

## 5 Bedroom Detached House

- Freehold
- Individually Designed Detached Executive New Build Property
- Ample Off Road Parking and Fully Decorated Double Garage with Electric Door.
- Landscaped Plot With Lawned Gardens and A Raised Rear Terrace Enjoying Open Views
- Principle Suite With Bespoke Storage, Built In Dressing Table and Stunning Bathroom
- Five Bedrooms, Two With En-Suites and Dressing Rooms
- Bi-Folding Doors, Roof Lantern and Glass Panelled Staircase
- Orangery and Study Both Opening onto the Terrace
- Air Source Underfloor Heating Throughout Including The Garage
- EPC Rating - TBC, Council Tax Band -TBC



## Overview

Pygott and Crone are delighted to market this exceptional detached new build property which is located within the popular village of Butterwick and enjoys open field views to the rear. Built to an extremely high specification with the most stunning living accommodation, landscaped plot and convenient layout, a viewing is absolutely essential to appreciate the quality of build, stylish finish and beautiful position that is on offer within this fantastic property.

Located on the a site of just two executive properties and within a prominent position the property has been completed and finished to an extremely high standard and simply must be seen to be appreciated. As you turn into the driveway, there is ample off road parking for at least 5 cars along with a lawned garden and a double integral garage which is accessed via an electric door to the front or an integral door from the utility room. To the rear of the property a sizeable garden can be found with a generous lawn and a beautiful walled terrace which can be accessed from multiple rooms of the house.



As you go inside the property you are welcomed into a large entrance hall with a glass panelled staircase and oak doors leading into the accommodation. The lounge is extremely spacious and open plan with the garden room which has dual aspect bi-folding doors opening onto the terrace and a roof lantern which creates light and airy living space. There is an integrated open plan kitchen diner with built in appliances, ample space for a large dining table and bi-folding doors opening onto the terrace. To complete the ground floor there is a separate study, boot room, w/c, utility room, and integral access to the double garage.

Upstairs, there are five double bedrooms, the family bathroom and a spacious landing area. The principle bedroom has an en-suite bathroom with both shower and bath, 'his and hers' sinks and bespoke oak furniture fitted into the dressing room with wardrobes, drawers and a dressing table. Bedroom two also benefits from an en-suite and dressing room.

This property is newly built, offered with no onward chain and a viewing can be arranged or further information can be obtained via the selling agent Pygott and Crone.



Further features include;  
Quality Build With Decorative Brickwork and Stone Details

Fully Floored with majority Carpet and Porcelain Tiles.

Heart Of The Home Kitchen Diner with Quartz Worktops

Integrated Bosch Appliances: Hob, 2x Ovens, Dishwasher and Wine Cooler

Built in 'American Style' Fridge Freezer

Juliette Balcony (to be added) to the principle suite

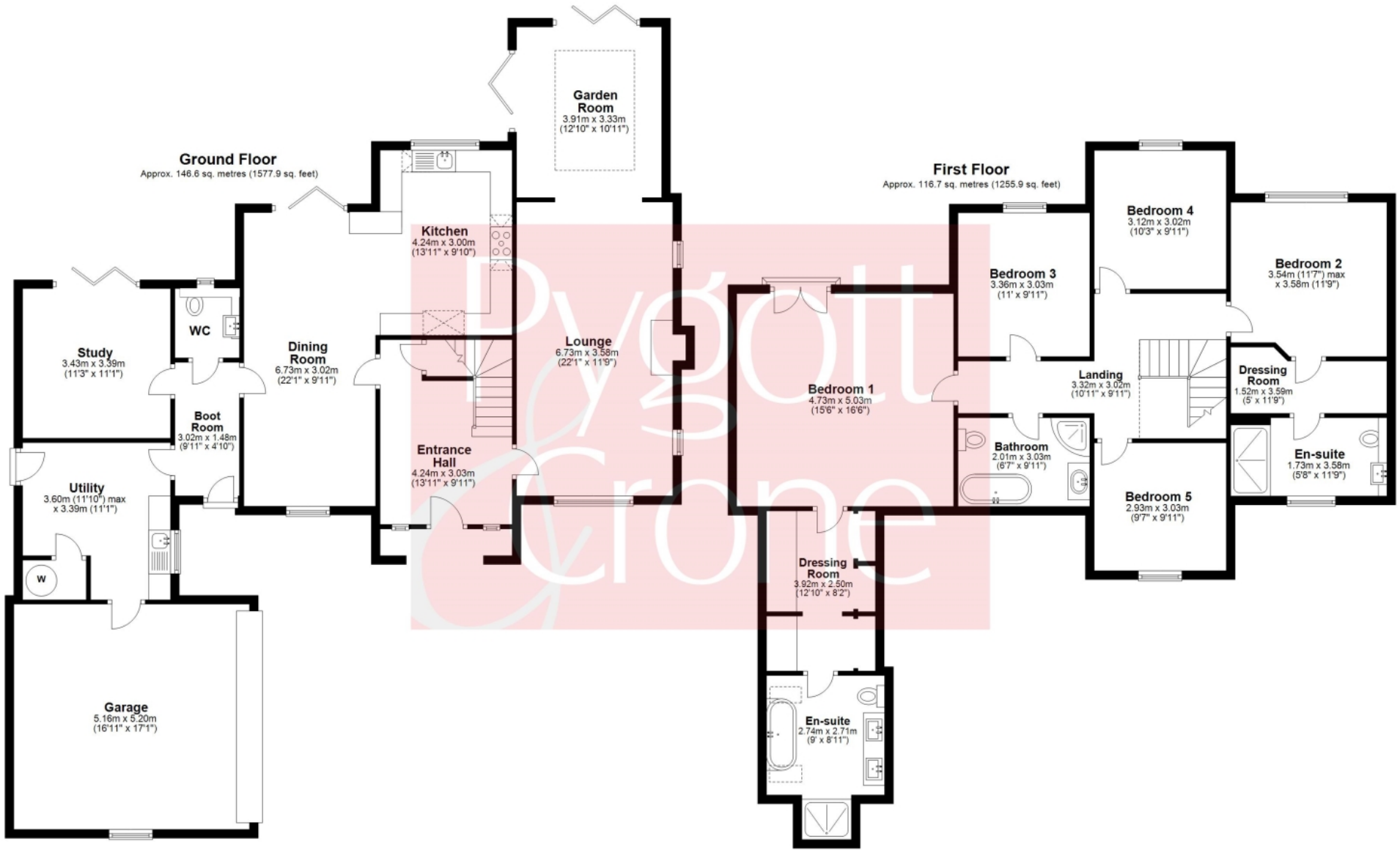
Potential To Convert The Garage (S.T.P.P)

Gravelled And Block-Paved Driveway

Turfed Gardens with A Raised and Paved Walled Terrace







Total area: approx. 263.3 sq. metres (2833.8 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



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is on the market with our Boston branch

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