



£189,950

11 Elmwood Avenue, Boston, Lincolnshire PE21 7RU

SHARMAN BURGESS

11 Elmwood Avenue, Boston, Lincolnshire
PE21 7RU
£189,950 Freehold

A three bedroomed semi detached property situated on the outskirts of Boston, benefitting from off road parking, detached garage/workshop and partially enclosed rear garden, ideal for FIRST TIME BUYERS. Accommodation comprises an entrance hall, lounge opening through to the dining room, garden room, breakfast kitchen, three bedrooms and bathroom.

ACCOMMODATION

COVERED STORM PORCH

With uPVC front entrance door with matching side panel windows leading into the:-

ENTRANCE HALL

Having radiator, coved cornice, staircase rising to first floor landing, under stairs storage cupboard.



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LOUNGE

14' 9" (maximum measurement into bay window) x 10' 10" (maximum measurement) (4.50m x 3.30m)

Having double glazed bay window to front aspect, coved cornice, TV aerial point, exposed brickwork fireplace and TV stand, wall light points, archway through to: -

DINING ROOM

12' 5" x 10' 10" (3.78m x 3.30m)

Having coved cornice, radiator, serving hatch through to kitchen, French doors with matching side panels leading through to the garden room.

GARDEN ROOM

6' 4" x 9' 9" (1.93m x 2.97m)

Of brick construction. Having tiled flooring, radiator, double glazed patio doors to rear garden, archway through to: -

BREAKFAST KITCHEN

18' 11" x 6' 6" (5.77m x 1.98m)

Having double glazed windows to side and rear aspects, range of fitted wall units including glazed display cabinets, drawer units and base level storage units including corner display shelving, areas or work surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor above, integrated fridge, space and plumbing for both automatic washing machine and dishwasher, tiled splashbacks, coved cornice, tiled flooring, radiator.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to side aspect, coved cornice, access to roof space.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 10" (maximum measurement into bay window) x 11' 0" (maximum measurement) (4.52m x 3.35m)

Having double glazed bay window to front aspect, radiator, coved cornice.

BEDROOM TWO

12' 6" x 11' 0" (3.81m x 3.35m)

Having double glazed window to rear aspect, radiator, coved cornice.

BEDROOM THREE

7' 7" x 5' 11" (2.31m x 1.80m)

Having double glazed box bay window to front aspect, radiator, coved cornice.

BATHROOM

Having a three piece suite comprising a panelled bath with mixer tap and wall mounted electric shower, low level WC, pedestal wash hand basin, partly tiled walls, double glazed window to rear aspect, wall mounted heated towel rail, airing cupboard housing the hot water cylinder and slatted shelving within.

EXTERIOR

To the front, the property benefits from a concrete driveway which provides off road parking for numerous vehicles and continues along the side of the property via wrought iron gates providing access to the garage/workshop.

The rear garden benefits from a paved patio seating area, shaped lawn with feature sunken pond, flower borders, gravelled areas with plants, a greenhouse and a timber garden shed.

GARAGE/WORKSHOP

20' 3" x 10' 3" (6.17m x 3.12m)

Having up and over door, double glazed sliding doors to side aspect, served by power and lighting.

ADJOINING BRICK BUILT BAR AREA

7' 8" x 7' 1" (2.34m x 2.16m)

Situated to the rear of the garage/workshop. Having wood laminate flooring, ceiling recessed spotlights, double glazed window to side aspect, door to rear garden, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

26597212/23082023/SMI



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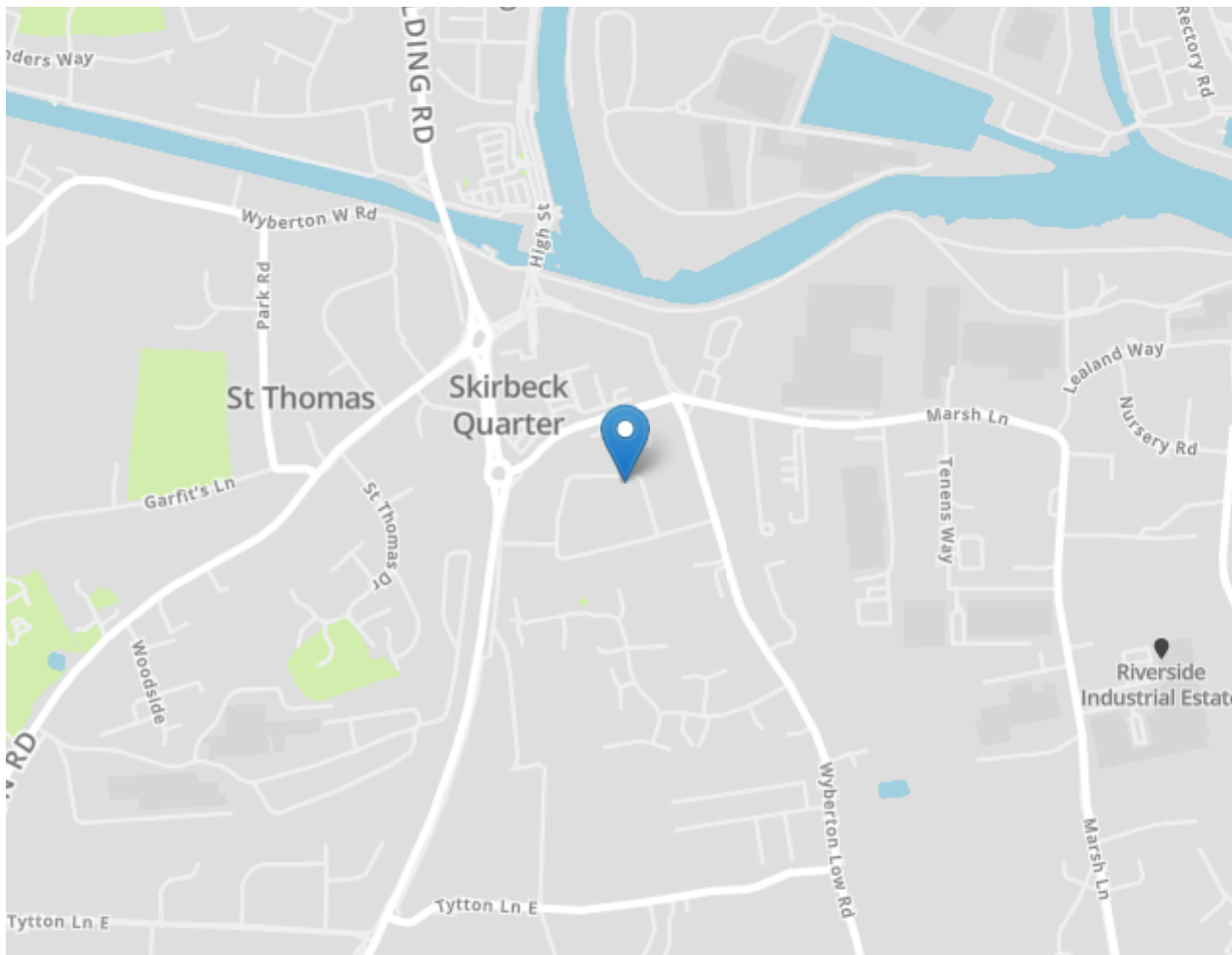
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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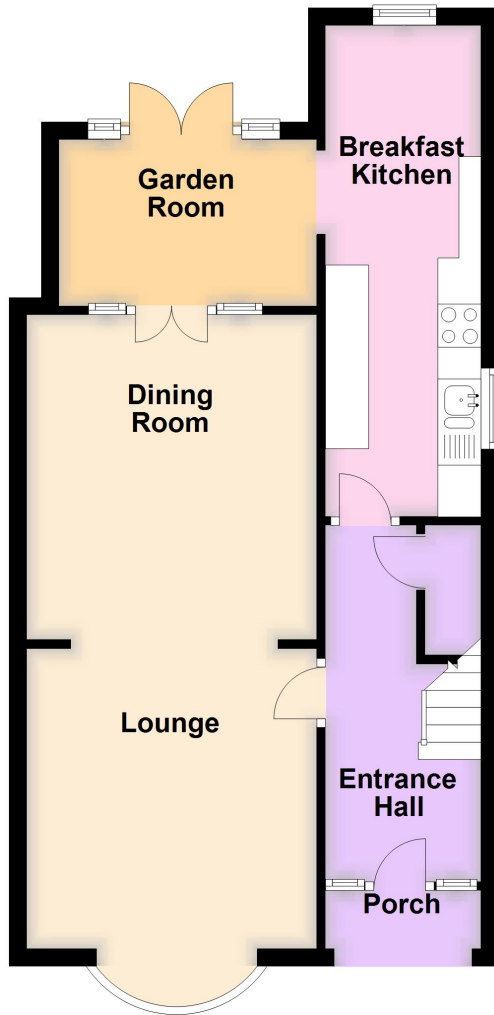
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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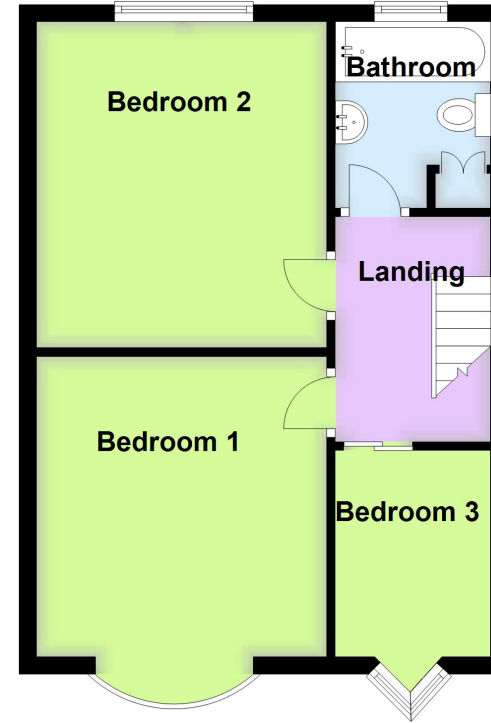
Ground Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 90.8 sq. metres (977.4 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		60	79
England, Scotland & Wales		EU Directive 2002/91/EC	