



**£225,000**

22 Elmwood Avenue, Boston, Lincolnshire PE21 7RU

**SHARMAN BURGESS**



**22 Elmwood Avenue, Boston, Lincolnshire**  
**PE21 7RU**  
**£225,000 Freehold**

A good sized three bedroomed detached house situated on the outskirts of Boston, close to amenities. Accommodation comprises an entrance hall, lounge, dining room, conservatory, kitchen, utility/side conservatory, with three bedrooms and a bathroom to the first floor. Further benefits include a good sized driveway and rear garden.

#### ACCOMMODATION

##### ENTRANCE PORCH

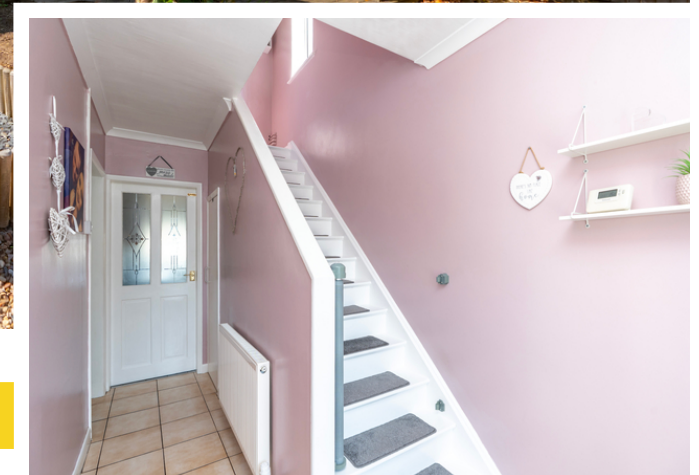
Having uPVC glazed front entrance door, further door though to: -

##### ENTRANCE HALL

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



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### KITCHEN

18' 1" x 7' 10" (5.51m x 2.39m) 18' 1" x 7' 10" (5.51m x 2.39m)  
Fitted with a range of wall and base level storage units, areas of work surface, inset sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for condensing tumble dryer, integrated oven and electric hob with extractor above, partly tiled walls, radiator, wood laminate flooring, coved cornice, double glazed window to side and rear elevations, door to: -

### UTILITY/SIDE CONSERVATORY

8' 9" x 5' 6" (2.67m x 1.68m)  
Of brick and uPVC construction with flat roof. Having wood laminate flooring, tiled walls, space for fridge freezer, double glazed windows to side and rear aspects.

### LOUNGE

12' 5" x 11' 0" (3.78m x 3.35m)  
Having double glazed window to side elevation, sliding patio doors to rear conservatory, TV aerial point, radiator, coved cornice, folding doors through to: -

### DINING ROOM

14' 7" (maximum into bay window) x 11' 0" (4.45m x 3.35m)  
Having double glazed bay window to front elevation, further double glazed window to side elevation, radiator, coved cornice, cast iron design fireplace with marble hearth and mantle.



**SHARMAN  
BURGESS** Est 1996



### CONSERVATORY

8' 11" x 11' 3" (2.72m x 3.43m)

Of uPVC construction with polycarbonate roof. Having double glazed windows to side and rear aspects. Having double glazed patio doors to the rear elevation, tiled flooring.

### FIRST FLOOR LANDING

Having double glazed window to side elevation, coved cornice, loft access.

### BEDROOM ONE

15' 2" (maximum into bay window) x 11' 1" (4.62m x 3.38m)

Having double glazed bay window to front elevation, picture rail, coved cornice, TV aerial point, radiator.

### BEDROOM TWO

12' 5" x 11' 1" (3.78m x 3.38m)

Having double glazed window to rear elevation, radiator, TV aerial point.

### BEDROOM THREE

7' 8" x 5' 10" (2.34m x 1.78m)

Having box bay window to front elevation, radiator, TV aerial point, coved cornice.

### BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, low level WC, wash hand basin inset to vanity unit, wall mounted heated towel rail, fully tiled walls, extractor fan, double glazed window to rear elevation, airing cupboard.

### EXTERIOR

To the front, the property is approached over a gravelled driveway providing off road parking. Gated access leads to the rear.

### SINGLE GARAGE

Having up and over door.

### REAR GARDEN

Initially comprising a courtyard area leading to the good sized garden which is predominantly laid to lawn and gravelled areas. The garden is fully enclosed by timber fencing and housing an aluminium garden shed.

### SERVICES

Mains electricity, gas, water and drainage are connected.

### REFERENCE

05082025/29382716/DER





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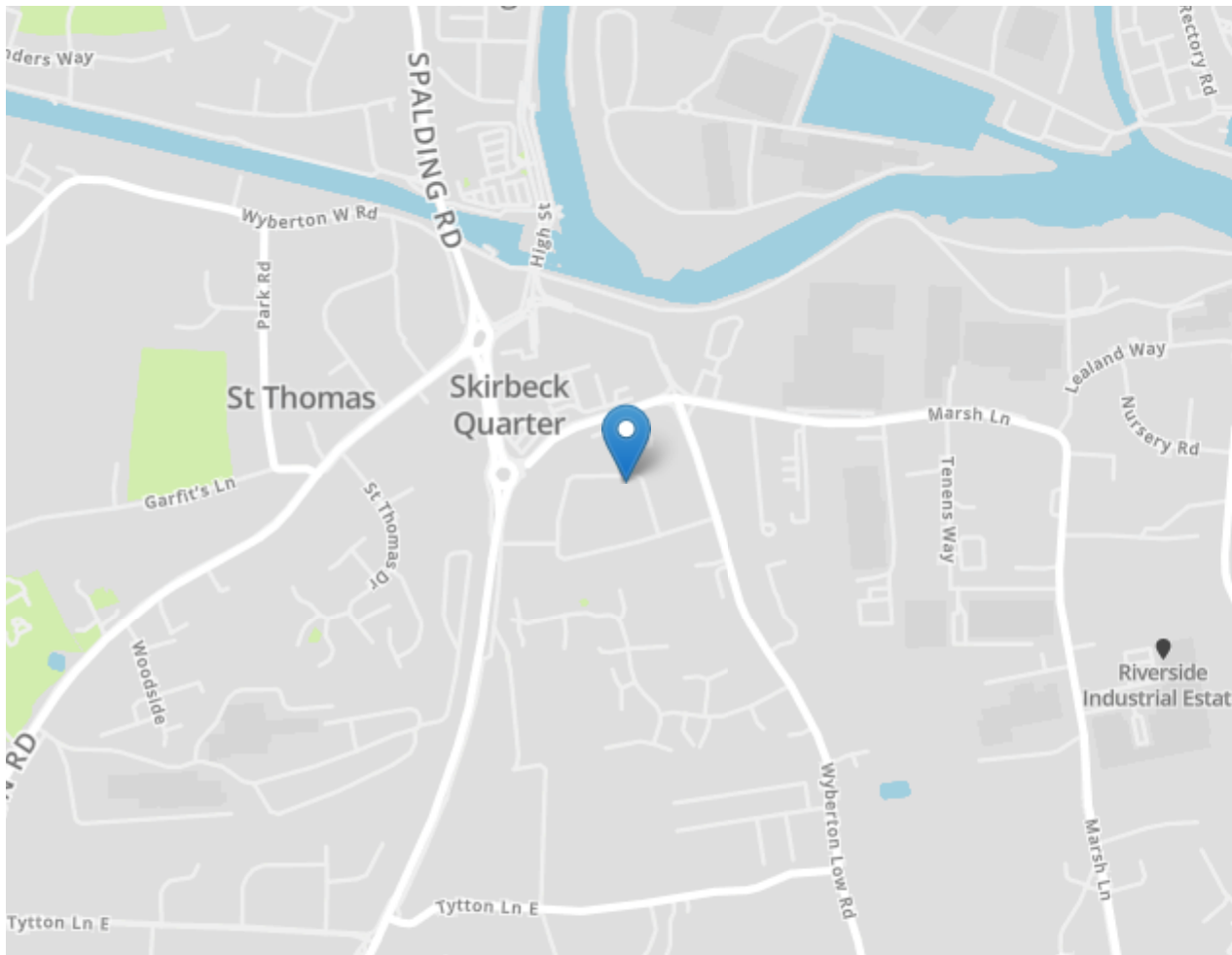
## AGENT'S NOTES

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.

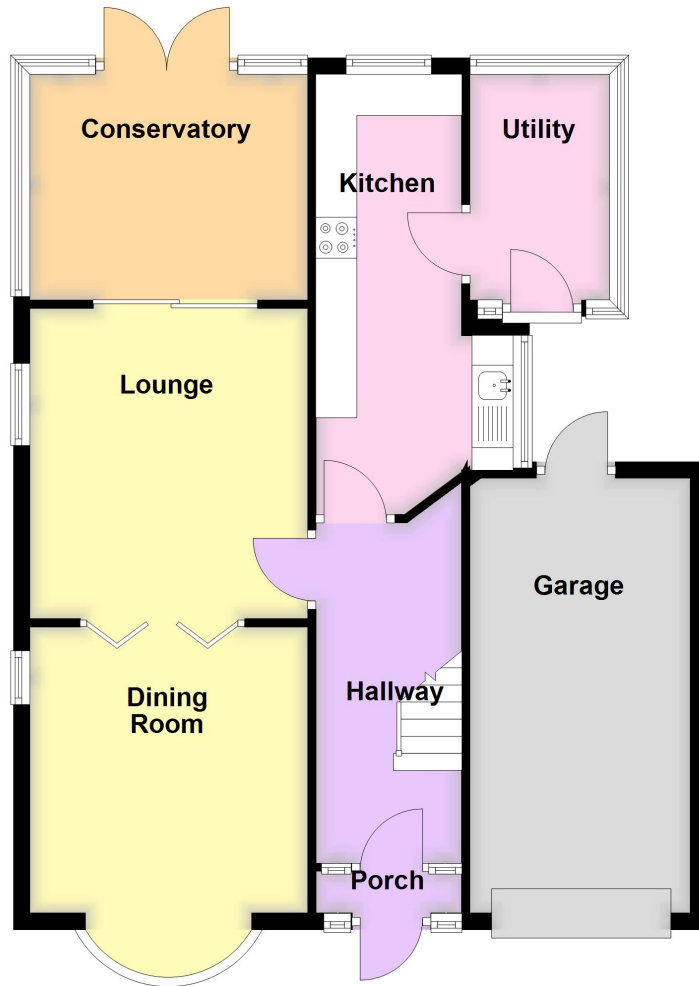


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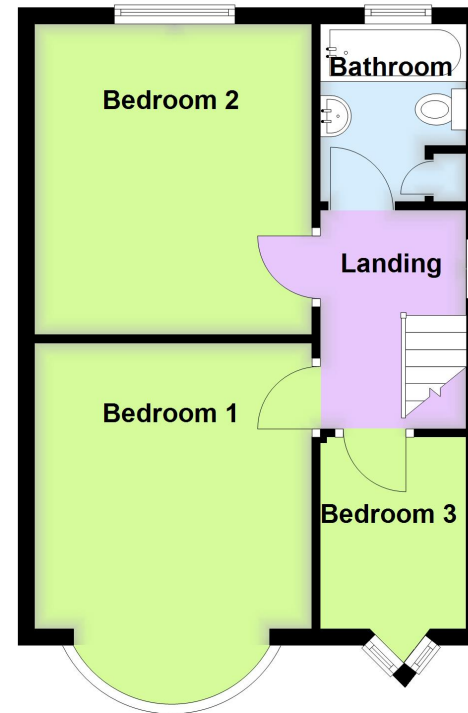
# Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



# First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 114.1 sq. metres (1228.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	