



**£232,250**

24 Mallow Gardens, Boston, Lincolnshire PE21 9EL

**SHARMAN BURGESS**



**24 Mallow Gardens, Boston, Lincolnshire**  
**PE21 9EL**  
**£232,250 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having front entrance door, tiled floor, staircase rising to first floor, radiator.

**LOUNGE**

16' 1" x 9' 7" (4.90m x 2.92m)

Having double glazed window to front elevation, double glazed patio doors to rear elevation, TV aerial point, radiator, telephone point.

An immaculately presented, modern semi-detached property situated close to Boston Town Centre and with immediate access to Pilgrim Hospital. Accommodation comprises an entrance hall, kitchen diner, lounge, ground floor cloakroom, three bedrooms to the first floor, family bathroom and an en-suite shower room to bedroom one. Further benefits include gas central heating, off road parking for two vehicles and a well presented fully enclosed rear garden. The property benefits from an NHBC certificate with approximately 5 years remaining.



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### KITCHEN DINER

16' 1" (maximum) x 15' 1" (maximum) (4.90m x 4.60m)

Having a modern fitted kitchen comprising areas of work surface, range of wall and base level storage units, inset stainless steel one and a half bowl sink and drainer, integrated dishwasher, integrated Bosch oven, integrated four ring gas hob with stainless steel splashback and stainless steel extractor above, integrated fridge freezer, tiled flooring, space and plumbing for automatic washing machine, radiator, under stairs storage cupboard, double glazed patio doors to rear elevation, ceiling recessed spotlights.

### GROUND FLOOR CLOAKROOM

Having low level WC, pedestal wash hand basin with tiled splashback, extractor fan, radiator, double glazed window to front elevation.

### FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to rear elevation.

### BEDROOM ONE

11' 7" x 13' 5" (maximum) (3.53m x 4.09m)

Having double glazed window to front elevation, radiator, built-in double wardrobe, door to: -

### EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with mains fed rainfall shower and hand held shower attachment within, low level push button WC, pedestal wash hand basin, wall mounted towel rail, electric shaver point, partly tiled walls, double glazed window to front elevation, ceiling recessed spotlights, extractor fan.



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### BEDROOM TWO

10' 2" (maximum into door recessed) x 9' 10" (3.10m x 3.00m)

Having double glazed window to front elevation, radiator, built-in double wardrobe.

### BEDROOM THREE

7' 4" x 6' 7" (2.24m x 2.01m)

Having double glazed window to rear elevation, radiator.

### BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and hand held shower attachment, low level push button WC, pedestal wash hand basin, radiator, partly tiled walls, electric shaver point, double glazed window to rear elevation, ceiling recessed spotlights, extractor fan.

### EXTERIOR

To the left hand side of the property is a driveway which provides off road parking for two vehicles. Gated access leads to the rear garden, which is initially laid to a paved patio seating area providing entertaining space, leading to a shaped lawn with gravelled shrub and bush borders. The garden houses a timber garden shed. The garden is fully enclosed by fencing and is served by an outside light and tap.

### SERVICES

Mains gas, electricity, water and drainage are connected. The property has solar panels and we are advised by the vendor that they are owned. The property is subject to an annual service charge of £340.00 payable on 1st April 2025 for the upkeep and maintenance of unadopted roads, walkways and communal areas including the electric gates to the development.

### REFERENCE

18032025/28784289/EYE





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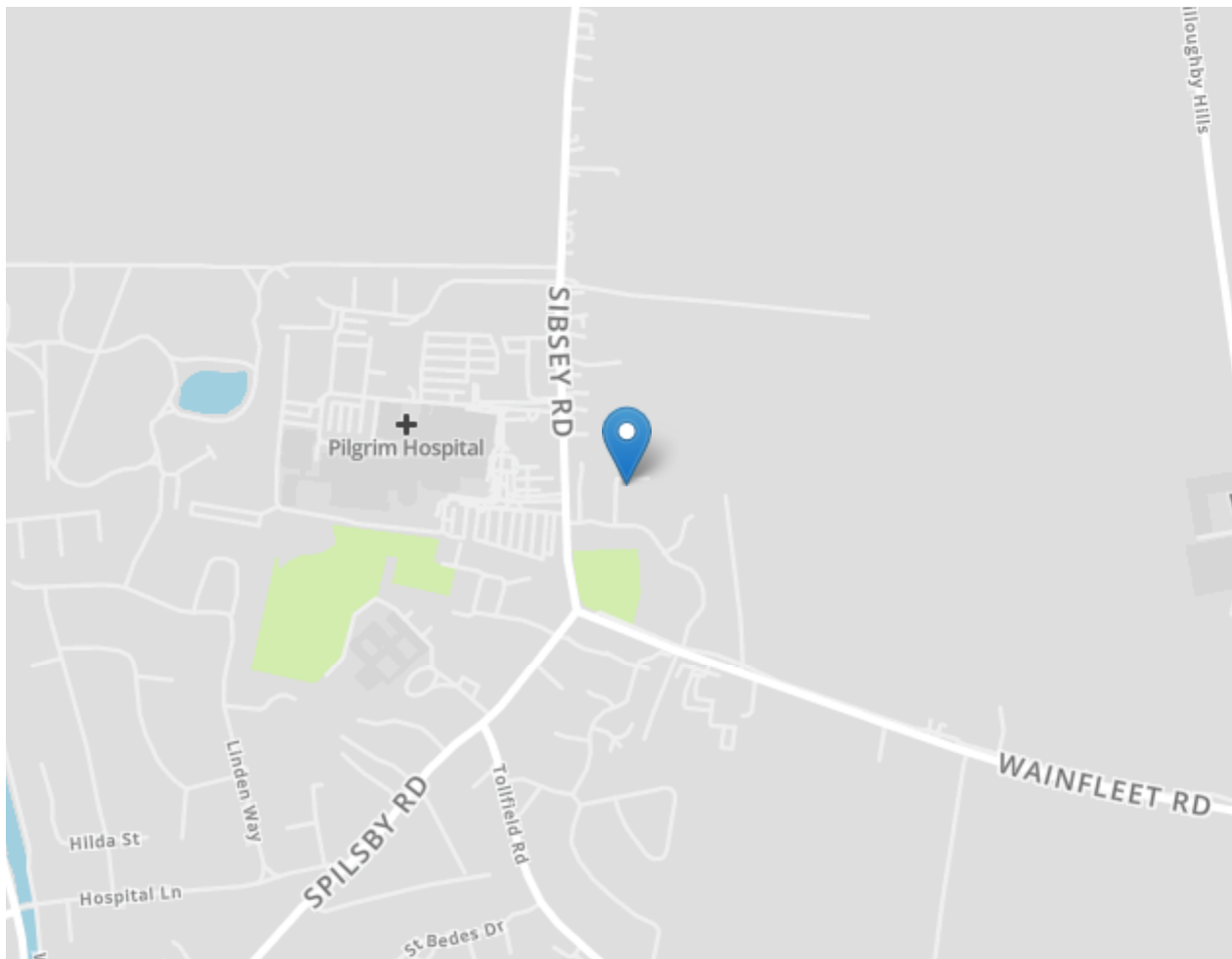
## AGENT'S NOTES

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.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

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.

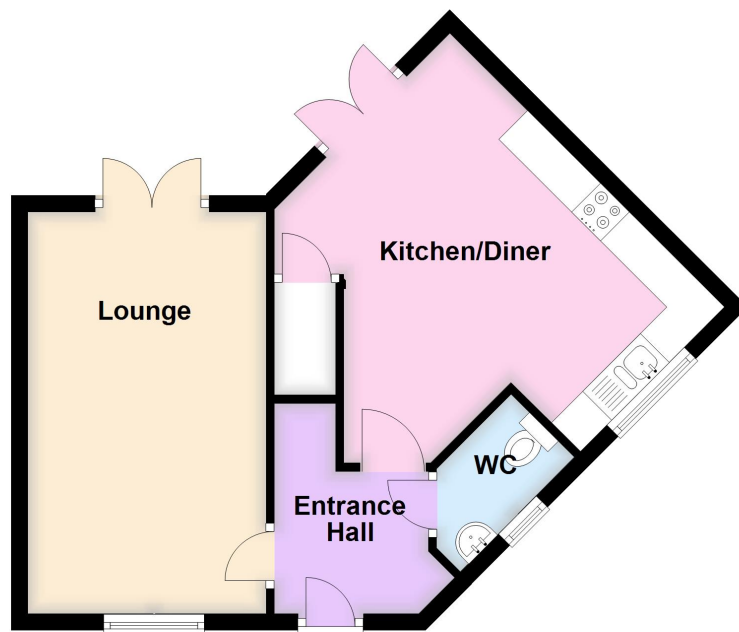


**SHARMAN BURGESS**



## Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	87	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	