



£189,950

24 Elmwood Avenue, Boston, Lincolnshire PE21 7RU

SHARMAN BURGESS

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PE21 7RU
£189,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor, wall mounted digital central heating thermostat, ceiling light point, radiator, wood effect laminate flooring, built-in under stairs storage cupboard housing the wall mounted gas combi central heating boiler and electric fuse box.

A superbly presented three bedroomed semi-detached property with a fantastic kitchen with integrated appliances and a modern four piece bathroom. In full, the accommodation comprises an entrance hall, open plan lounge diner, well appointed kitchen, three bedrooms arranged off a first floor landing and a modern four piece family bathroom. Further benefits include gas central heating, uPVC double glazing, off road parking and landscaped gardens to the rear. This property **MUST BE VIEWED** to fully appreciate the accommodation on offer.



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LOUNGE DINER

28' 1" (maximum into bay window) x 10' 11" (8.56m x 3.33m)

An open plan room benefitting from a feature bay window to the front elevation, French doors to the rear elevation, two ceiling light points, two radiators, TV aerial point, exposed brickwork inset potentially suitable for a fireplace.

KITCHEN

17' 3" x 8' 9" (5.26m x 2.67m)

Having a well appointed fitted kitchen comprising counter tops with matching upstands, inset one and a half bowl ceramic sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units. Range of integrated appliances including fridge and freezer, washing machine and dishwasher. Fitted Flavel gas Range (to be included in the sale) with double oven, grill, warming tray and six ring gas hob with illuminated fume extractor above. Towards the rear of the kitchen, a work surface provides a breakfast bar with radiator beneath. Dual aspect windows, obscure glazed door leading to the garden, ceiling recessed lighting.

FIRST FLOOR LANDING

Having window to side elevation, radiator, ceiling light point, access to loft space.

BEDROOM ONE

11' 0" (maximum) x 12' 1" (maximum) (3.35m x 3.68m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 11' 0" (maximum) (3.66m x 3.35m)

Having window to front elevation, radiator, ceiling light point.



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BEDROOM THREE

6' 0" x 7' 2" (1.83m x 2.18m)

Having window to front elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a modern four piece suite comprising shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, push button WC, freestanding bath with freestanding mixer tap with hand held shower attachment, pedestal wash hand basin with mixer tap, heated towel rail, decorative tiled floor, ceiling recessed lighting, obscure glazed window to the rear.

EXTERIOR

To the front, the property has a dropped kerb, leading to concrete driveway and gravelled hardstanding area providing off road parking. Gated access leads to the: -

REAR GARDEN

Being laid initially to a large Porcelain tiled patio providing seating and entertaining space, with further raised composite decked seating space with low level uplighters. The garden benefits from a further central lawned section with flower and shrub borders. The garden houses a timber garden shed and is enclosed by fencing and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11042025/28931103/MOR



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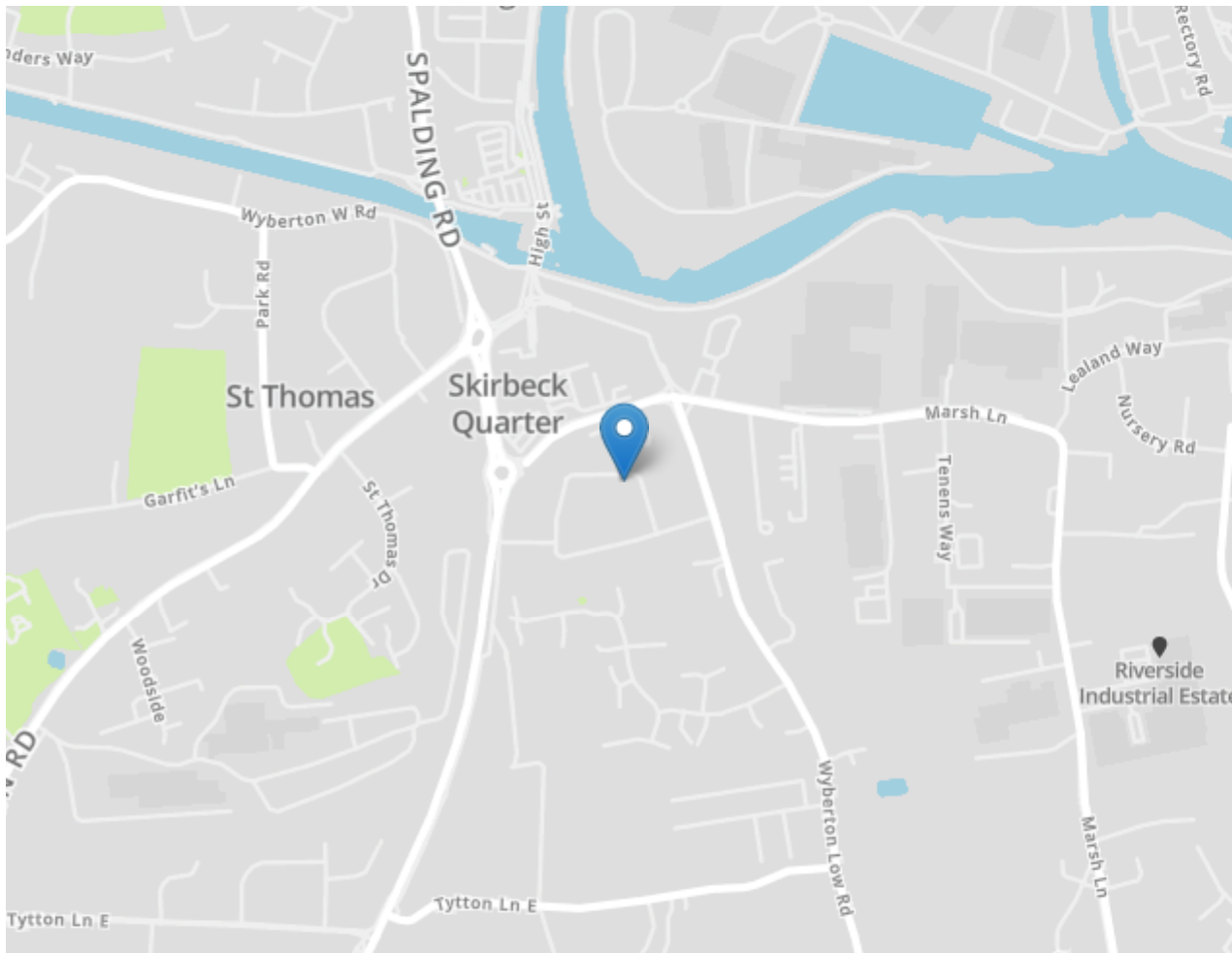
AGENT'S NOTES

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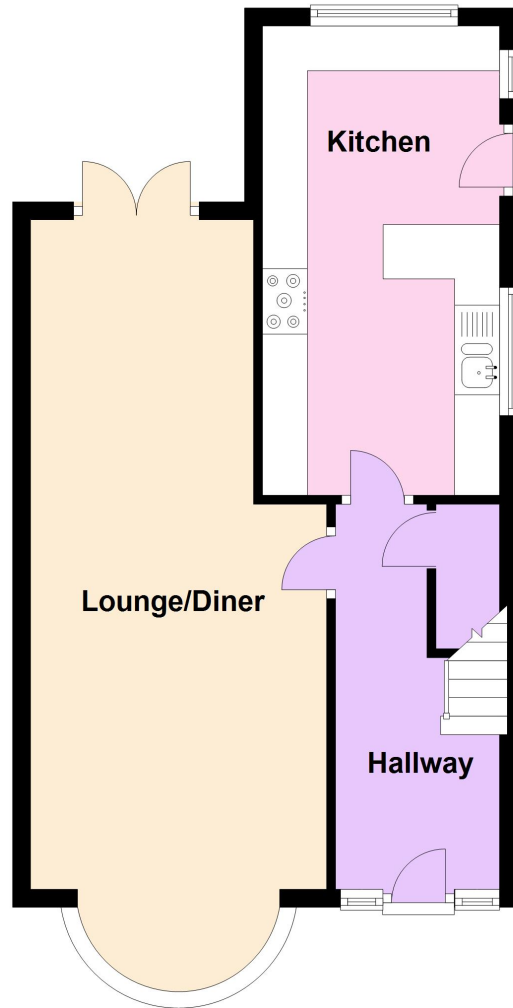
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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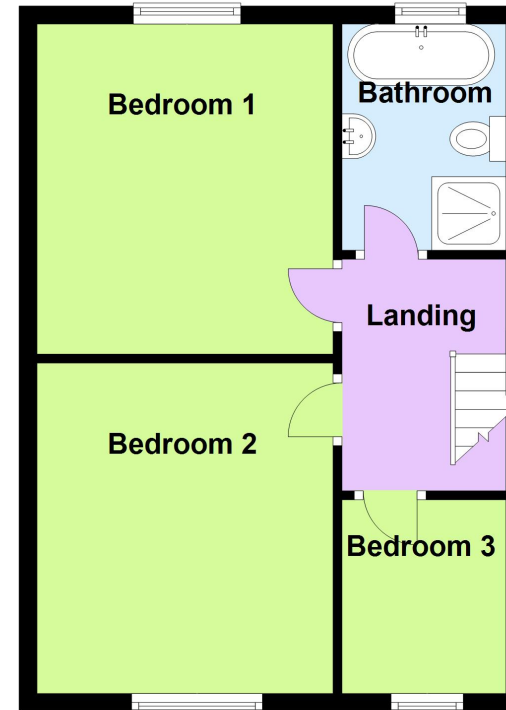
Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	