



**£240,000**

20 Mayfair Gardens, Boston, Lincolnshire PE21 9NZ

**SHARMAN BURGESS**



**20 Mayfair Gardens, Boston, Lincolnshire**  
**PE21 9NZ**  
**£240,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed side entrance door with matching obscure glazed side panel, staircase leading off, radiator, ceiling light point.

**LOUNGE**

21' 1" (maximum) x 11' 5" (maximum) (6.43m x 3.48m)

Having window to front elevation, low level radiator, coved cornice, two ceiling light points, additional wall light points, living flame coal effect gas fire with fitted inset and hearth and display surround, TV aerial point.



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### KITCHEN DINER

13' 9" (maximum) x 21' 0" (maximum) (4.19m x 6.40m)

Having roll edge work surfaces with stainless steel sink and drainer with mixer tap, return work surface providing breakfast bar, base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, integrated four ring gas hob, plumbing for automatic washing machine, the kitchen area has a window to the rear elevation, coved cornice and two ceiling light points. Open plan through to the dining area which has a window to the rear elevation, radiator, coved cornice and ceiling light point.

### REAR ENTRANCE LOBBY/UTILITY

Having plumbing for washing machine, ceiling light point, windows to side and rear elevations, door leading to the rear garden, wall mounted electric heater.

### GROUND FLOOR SHOWER ROOM

Being fitted with a corner wash hand basin with mixer tap, WC, shower area with wall mounted mains fed shower. Radiator, ceiling light point, obscure glazed window to side elevation.

### FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

### BEDROOM ONE

12' 0" (maximum into recess and with reduced head height) x 11' 5" (3.66m x 3.48m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rails and shelving within, access into eaves.



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## BEDROOM TWO

12' 0" (maximum with reduced head height) x 10' 10" (3.66m x 3.30m)

Having window to rear elevation, radiator, ceiling light point, access into eaves.

## SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, heated towel rail, fully tiled walls, coved cornice, ceiling light point, electric shaver point, obscure glazed window to side elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.

## EXTERIOR

The property is approached over a dropped kerb, leading to a driveway which provides off road parking as well as vehicular access to the garage. There is a further granite gravelled hardstanding area providing further parking space.

## GARAGE

Having up and over door, served by power and lighting, window to side elevation, wall mounted gas central heating boiler.

## REAR GARDEN

Being predominantly laid to lawn, with paved patio seating. The garden is enclosed by fencing and served by outside lighting.

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

02122025/29771603/PRI





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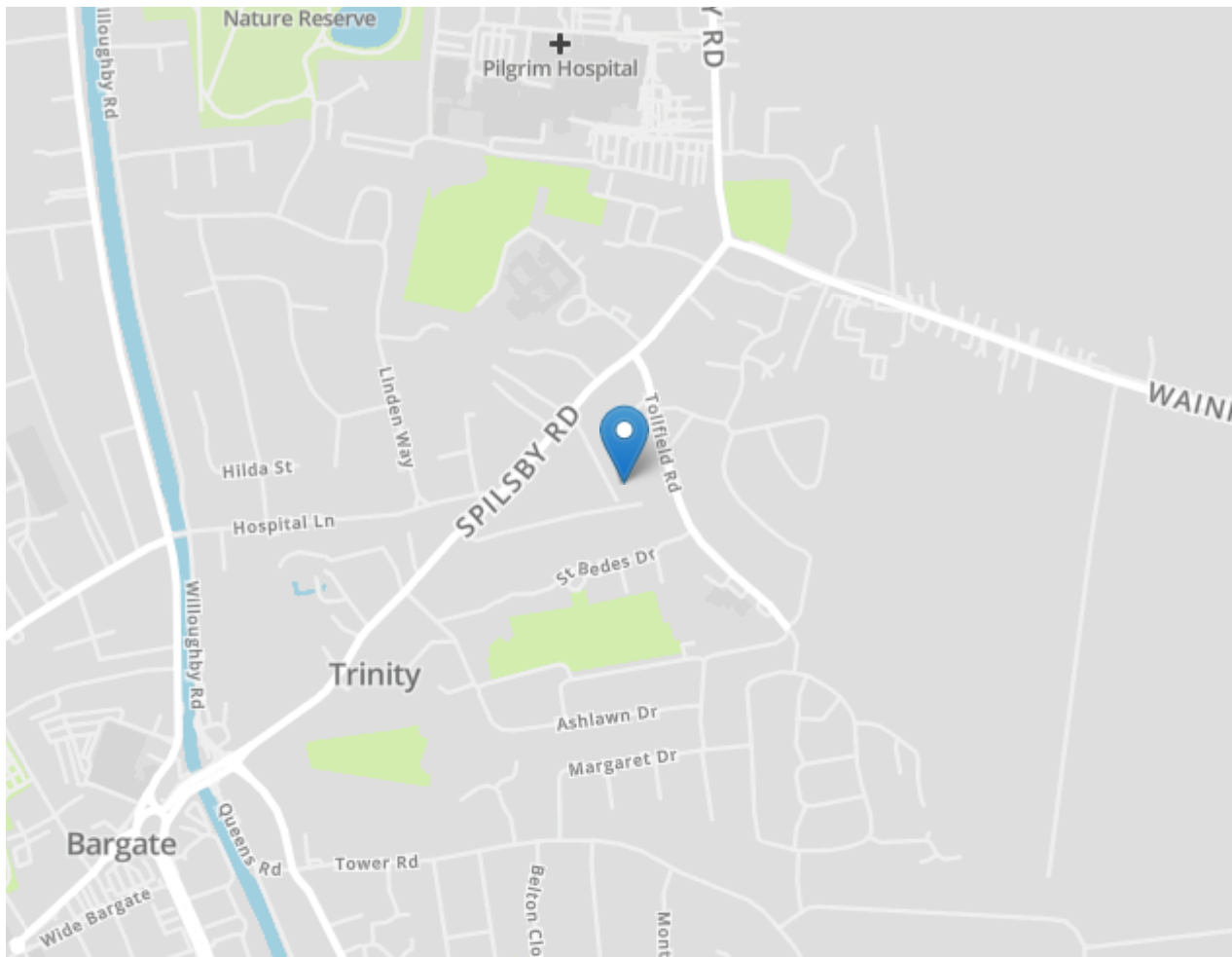
## AGENT'S NOTES

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.

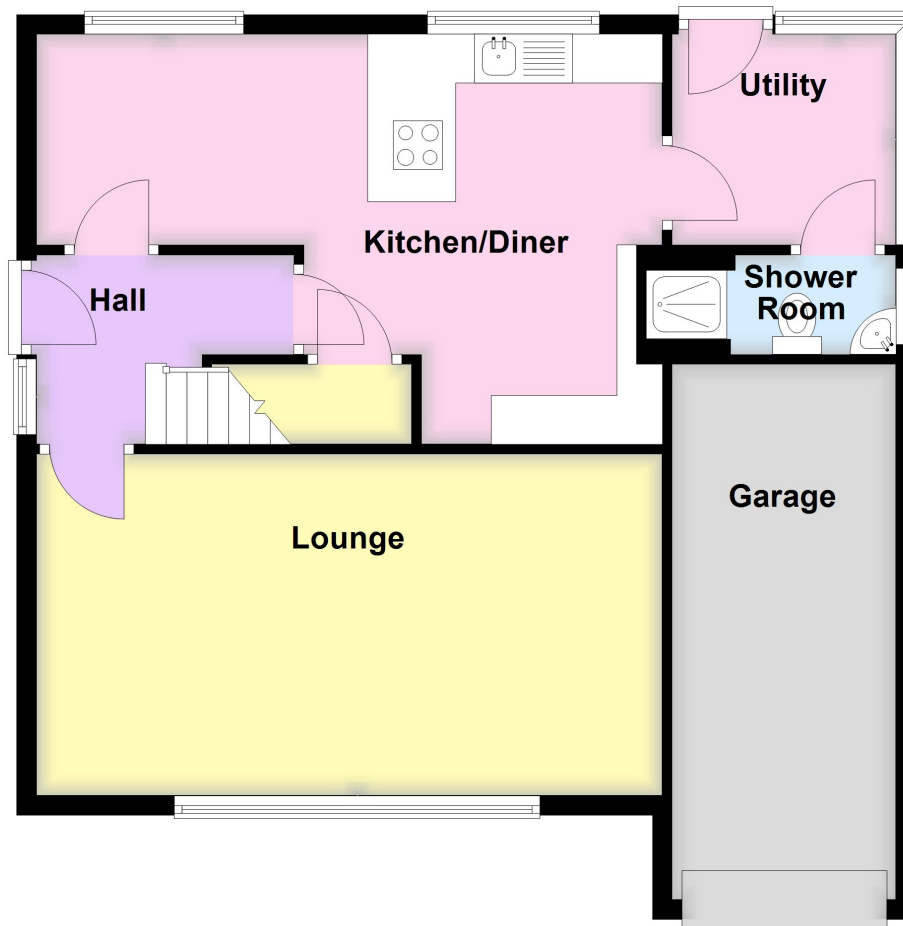


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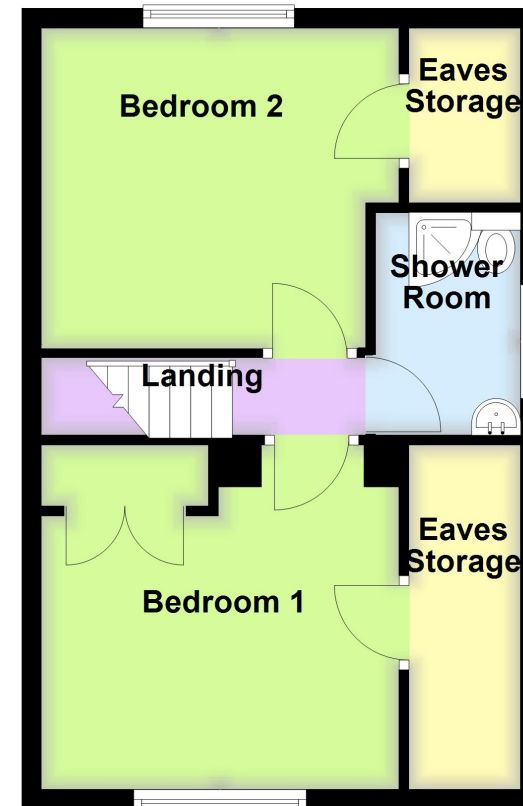
## Ground Floor

Approx. 70.4 sq. metres (757.7 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC