



£220,000

1 Elmwood Avenue, Boston, Lincolnshire PE21 7RU

SHARMAN BURGESS

1 Elmwood Avenue, Boston, Lincolnshire
PE21 7RU
£220,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed windows to either side, staircase leading off, radiator, ceiling recessed lighting, under stairs storage cupboard with lighting and wall mounted coat hooks within.

LOUNGE

10' 9" (maximum including chimney breast) x 14' 6" (maximum into bay window) (3.28m x 4.42m)

Having feature window to front elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, wood effect laminate flooring, fireplace with fitted hearth and display surround and space for electric fire. Archway through to: -

An extended and improved semi-detached property with large open plan kitchen diner to the rear. The accommodation comprises an entrance hall, lounge, dining room, open plan kitchen diner, ground floor cloakroom, three double bedrooms and a family bathroom. Further benefits include a driveway, single garage and approximate westerly facing rear garden. The property is offered for sale with NO ONWARD CHAIN.



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DINING ROOM

12' 5" x 10' 9" (maximum including chimney breast) (3.78m x 3.28m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point with ornamental ceiling rose, double doors through to kitchen diner.

INNER HALL

With built-in larder cupboard, ceiling recessed lighting, door to:

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, obscure glazed window, extractor fan, ceiling recessed lighting.

KITCHEN DINER

21' 0" x 8' 8" (6.40m x 2.64m)

Having solid wooden work surfaces with inset one and half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, plumbing for automatic washing machine, integrated dishwasher, integrated oven and grill, four ring gas hob with illuminate fume extractor above, radiator, TV aerial point, window to rear elevation, French doors leading out to the garden, obscure glazed entrance door.

FIRST FLOOR LANDING

Having window to side elevation, ceiling recessed lighting, additional window to front elevation, staircase leading to second floor with under stairs storage cupboard beneath.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 5" (maximum) x 9' 8" (maximum into recess) (3.78m x 2.95m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, range of built-in wardrobes with hanging rails and shelving within.

BEDROOM TWO

11' 5" (maximum) x 9' 8" (maximum into recess) (3.48m x 2.95m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, panelled bath with wall mounted electric shower above, push button WC, obscure glazed window to rear elevation, coved cornice, ceiling recessed lighting, fully tiled walls, boiler cupboard housing the gas combination central heating boiler.

BEDROOM THREE

13' 5" (maximum taken to wardrobe) x 11' 7" (with reduced head height) (4.09m x 3.53m)

With staircase rising from first floor landing, window to side elevation, radiator, ceiling recessed lighting, built-in wardrobes to one wall with hanging rails and shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking, with a further gravelled hardstanding area to the front of the property.

GARAGE

Having up and over door, personnel door to rear.

REAR GARDEN

Enjoying a pleasant approximate westerly facing aspect, with paved patio seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and served by external tap and lighting.

SERVICES

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

REFERENCE

18102024/28286180/SCR



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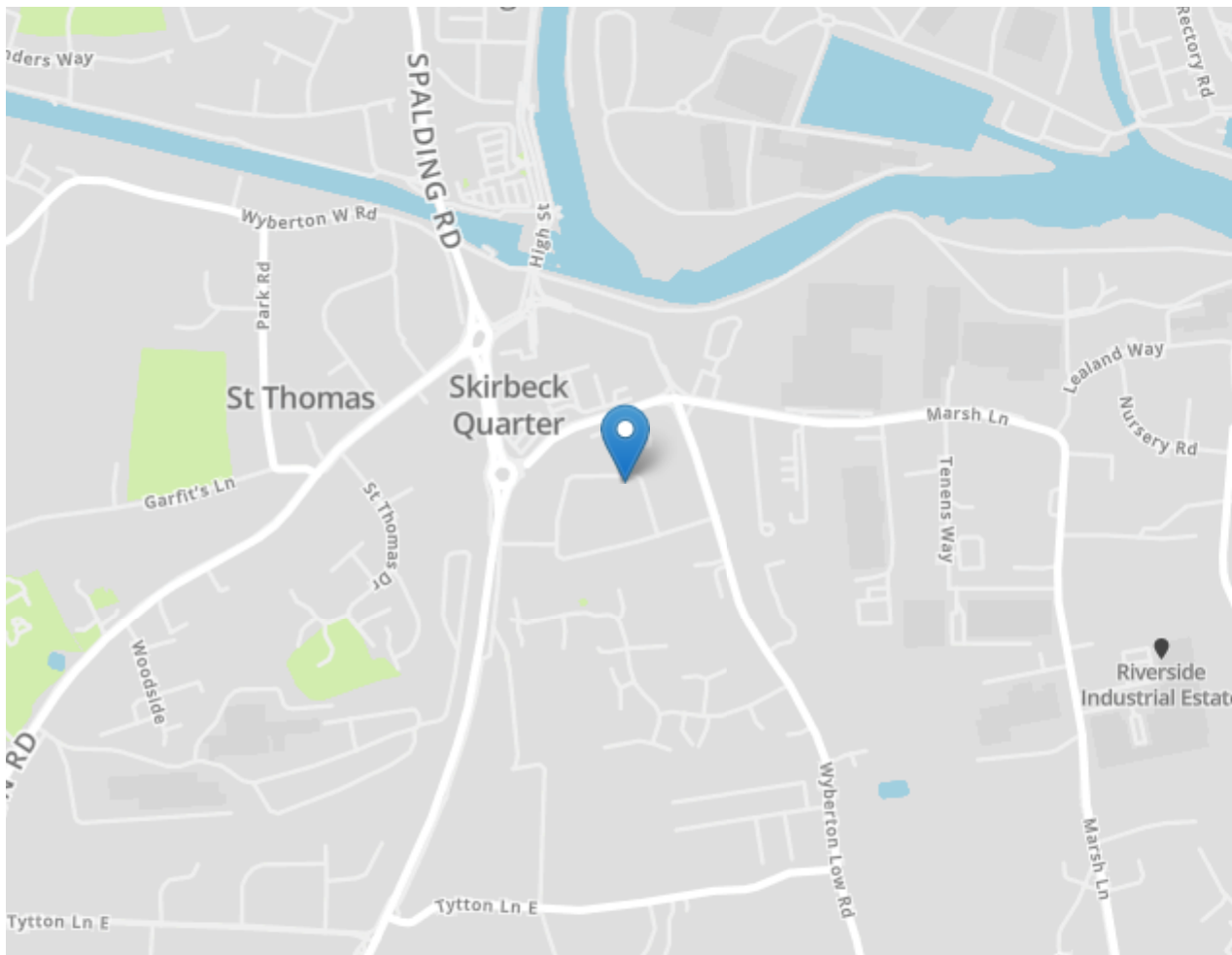
AGENT'S NOTES

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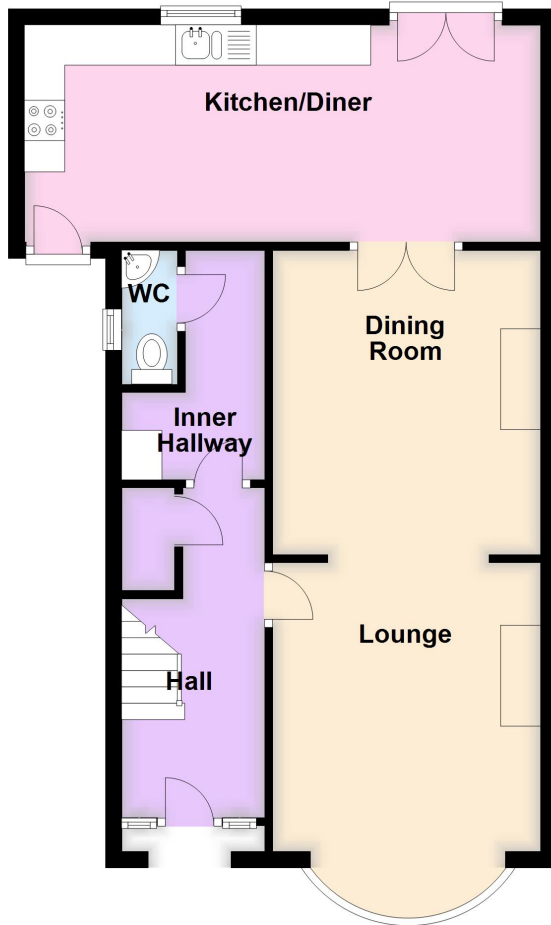
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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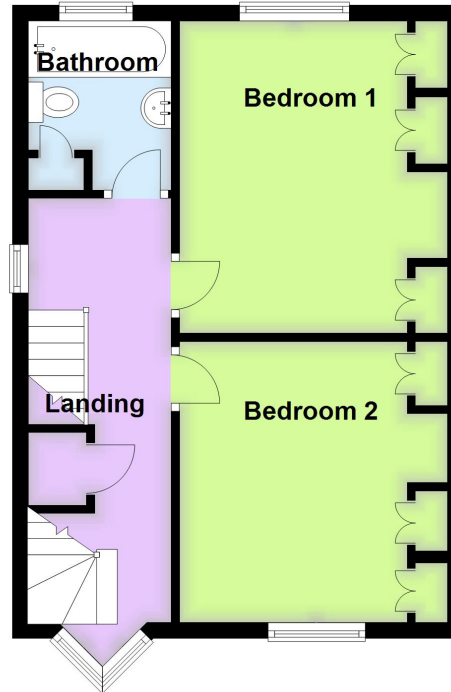
Ground Floor

Approx. 56.6 sq. metres (608.7 sq. feet)



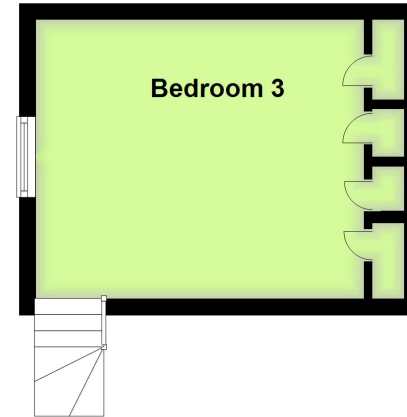
First Floor

Approx. 39.1 sq. metres (420.3 sq. feet)



Second Floor

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 111.5 sq. metres (1199.9 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		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	