



Lime Tree Avenue  
Gainsborough  
Lincolnshire  
DN21 1HF

Offers in Excess of £295,000

bettermove



# Lime Tree Avenue

## Gainsborough

Bettermove are proud to present this 4 bedroom detached house in Gainsborough. This property is available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available for multiple cars via a large driveway.

The council tax band is D.

The interior of this beautifully presented property comprises of 2 spacious living rooms, dining room, separate w/c and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, w/c and the family bathroom. The exterior boasts private rear and front gardens, perfect for enjoying the summer months.

Located in the popular town of Gainsborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from Gainsborough Train Station, the A159, A631 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

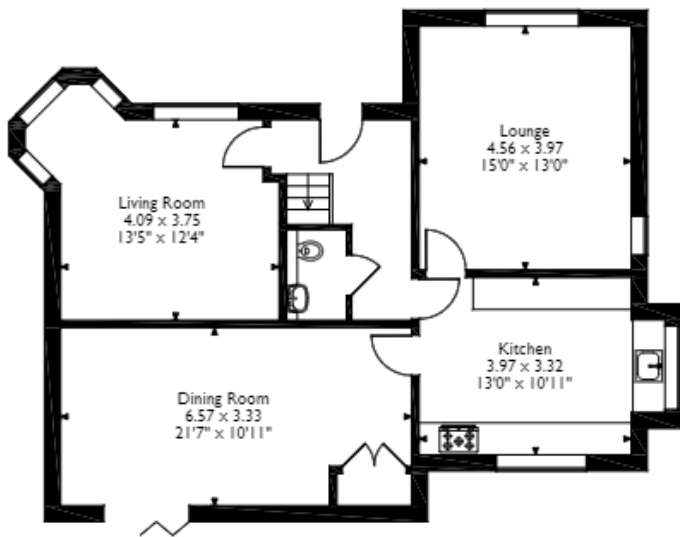
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

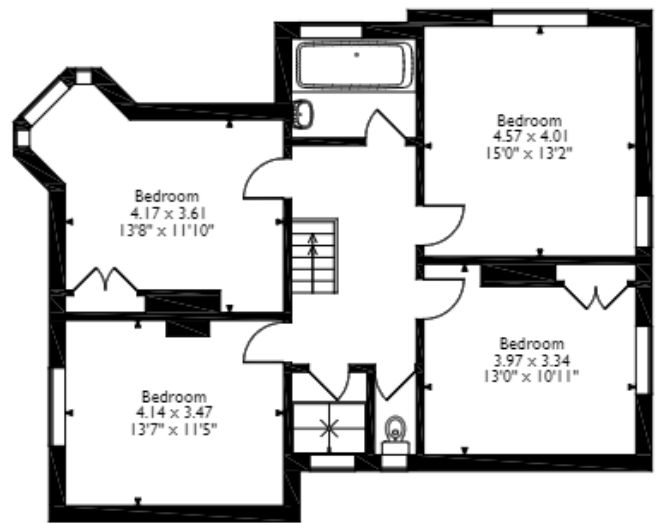
The exclusivity fee is returned to you upon successful completion of the property.



Lime Tree Avenue, Gainsborough, Lincolnshire  
 Approximate Gross Internal Area  
 166 Sq M / 1786 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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