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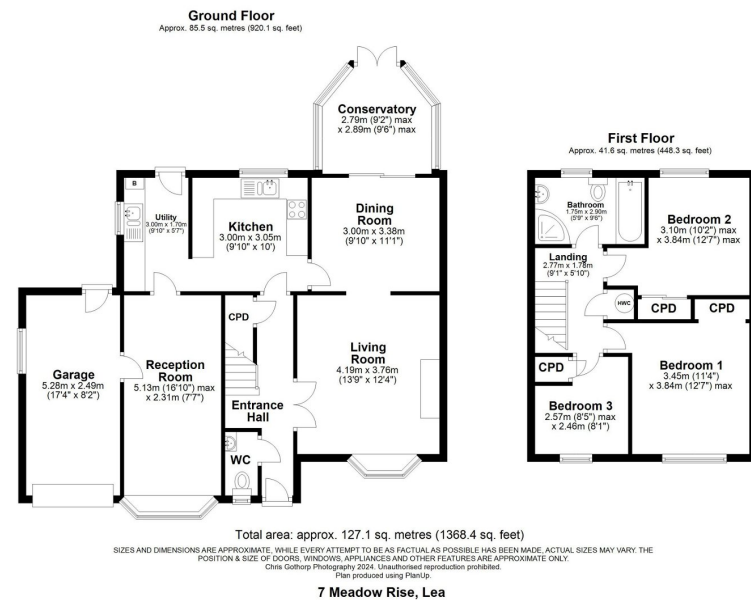
7 Meadow Rise, Lea, Gainsborough, DN21 5HE

£325,000

3 2 3







This newly decorated and spacious 3 bedroom detached family home has been lovingly maintained and improved by the current owners. Positioned on a great sized plot, in a quiet residential area, close to Gainsborough Town and just 15 miles from Lincoln.

English | [Overview](#)

Energy performance certificate (EPC)

7 Meadow Rise 108 sq. metres 108 sq. metres	Energy rating D	168 kWh 12 kWh (30%)	Current 214648-5-115-116-003
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Property type	Detached house
Total floor area	108 square metres

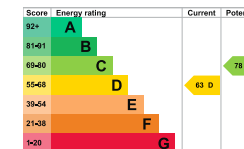
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can view [guidance for landlords on the energy lab website](#) (<https://www.energylab.co.uk/landlords-owners-a-b-c-d-e-f-g/>)

Energy rating and score

The property's energy rating is D. It has the potential to be C.

[How to improve the property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills will have to be.

For properties in G (worst) or F (low):

- the average energy rating is D
- the average energy score is 60