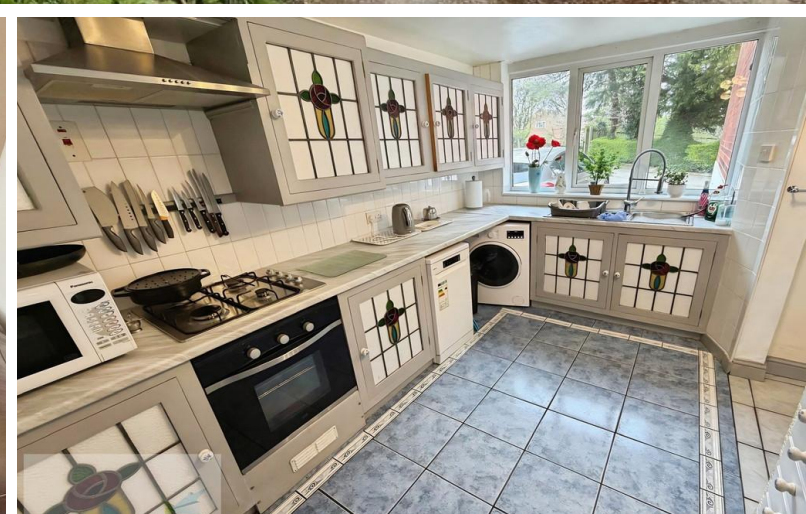


FOR SALE



Lime Tree Avenue, Gainsborough

3 Bedrooms, 1 Bathroom, Detached House

Asking Price Of £259,950



Lime Tree Avenue, Gainsborough

3 Bedrooms, 1 Bathroom

Asking Price Of £259,950

- Charming three-bedroom period home
- Retaining some original character & features
- Generous plot with large driveway
- Well-proportioned accommodation

Occupying a generous plot within a well-established residential area of Gainsborough, this charming three-bedroom period property presents a fantastic opportunity for buyers seeking a home with character, space, and long-term potential.

Retaining a number of beautiful original features, the property offers well-proportioned accommodation throughout, including a welcoming entrance hall, a spacious and light-filled living area, and a large kitchen with excellent potential to be transformed into a contemporary family space. A useful ground floor W/C adds further practicality.

To the first floor, there are three well-sized bedrooms along with a family bathroom, offering ample space for a growing family or those looking to create their ideal home.

Externally, the property truly stands out, boasting a substantial driveway providing extensive off-road parking, along with generous gardens that offer excellent outdoor space. In addition, there are a range of outbuildings and a decking area, perfect for entertaining or further development (subject to any necessary consents).

While some modernisation would certainly enhance the property, it is perfectly liveable as it stands and would make a fantastic family home once updated, offering buyers the opportunity to move in and improve over time.

Located close to local amenities, schools, and transport links, early viewing is highly recommended to fully appreciate the space, character, and potential on offer.



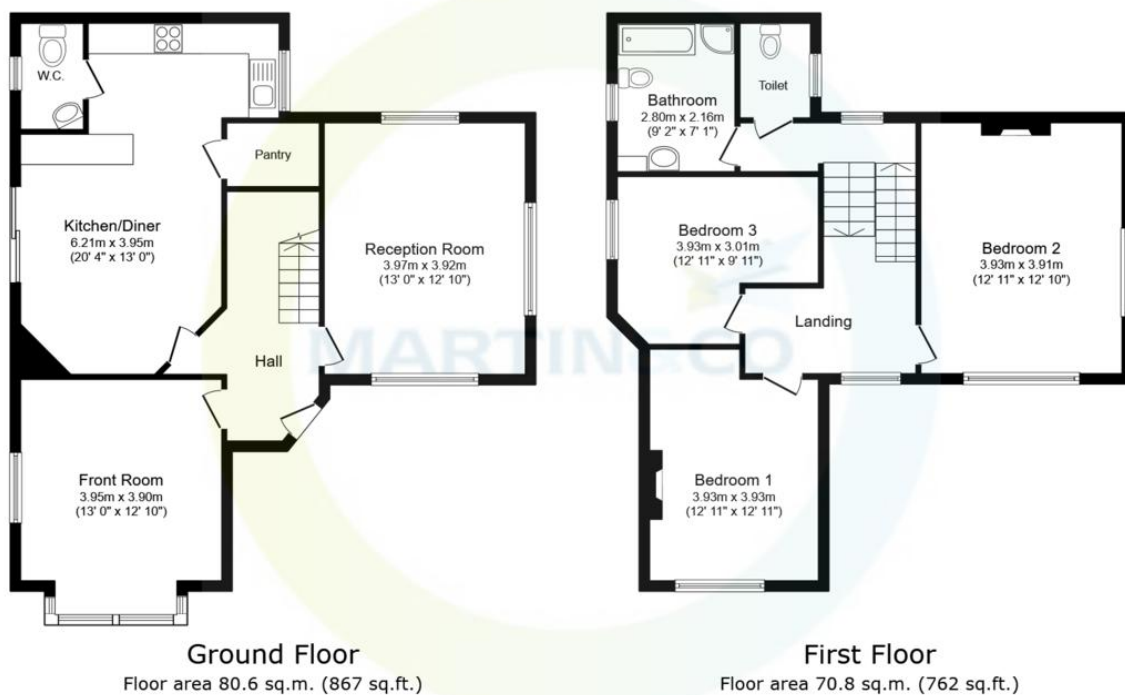




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31 Lime Tree Avenue, Gainsborough, DN21 1HG



Total floor area: 151.4 sq.m. (1,630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

