





17 Lime Tree Avenue, Gainsborough

£325,000 Freehold

NO ONWARD CHAIN · BEAUTIFUL DETACHED FAMILY HOME · HIGHLY REGARDED RESIDENTIAL LOCATION · FULL OF CHARACTER & TRADITIONAL FEATURES · THREE GENEROUS RECEPTION ROOMS · STUNNING FITTED KITCHEN · FOUR DOUBLE BEDROOMS · MODERN BATHROOM, SHOWER ROOM & SEPARATE W.C. · SUBSTANTIAL REAR GARDEN · HORSE SHOE DRIVE & DETACHED DOUBLE GARAGE

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Occupying a prestigious position within one of Gainsborough's most desirable residential locations, this exceptional period residence offers an outstanding blend of timeless character, elegant presentation, and extensive family living accommodation. Beautifully maintained throughout, the property boasts four generous double bedrooms, an array of versatile reception spaces, and a magnificent landscaped rear garden designed for both relaxation and entertaining.

Perfectly situated within easy reach of highly regarded schools, local amenities, transport links, and recreational facilities, this impressive home presents a rare opportunity to acquire a substantial family residence in a sought-after setting.

Upon entering, a welcoming entrance porch leads through to a spacious and characterful reception hallway, setting the tone for the accommodation beyond. The ground floor offers an abundance of living space, including a superb lounge, a separate sitting room, a stylishly appointed fitted kitchen, and an impressive dining room featuring bi-fold doors that seamlessly connect the interior with the beautiful rear garden. A convenient ground-floor WC completes the accommodation.

To the first floor, the property continues to impress with four exceptionally well-proportioned double bedrooms, all offering ample space for modern family living. These are served by a contemporary family bathroom, a separate shower room, and an additional WC, providing practicality and convenience for larger households.

Externally, the property enjoys an attractive frontage with a substantial block-paved horseshoe driveway providing extensive off-road parking for numerous vehicles. Secure timber gates offer access to the detached double garage, which benefits from power and lighting, making it ideal for vehicle storage, a workshop, or additional hobby space.

The rear garden is undoubtedly one of the property's most captivating features. Generous in size and thoughtfully landscaped, it provides a wonderful private sanctuary for both family enjoyment and social gatherings. Predominantly laid with low-maintenance artificial lawn, the garden extends to a stylish pebbled entertaining area, while directly adjacent to the dining room is a superb covered bar and entertaining space, creating the perfect setting for summer evenings and year-round hosting. A selection of useful storage sheds further enhances the practicality of this remarkable outdoor space.

Offering an enviable combination of period charm, generous proportions, modern comforts, and exceptional outdoor living, this truly outstanding home must be viewed to be fully appreciated.

Early viewing is strongly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Sitting Room
14' 2" x 14' 2" (4.33m x 4.32m)

Entrance Hall
14' 3" x 6' 1" (4.34m x 1.86m)

Wc

Dining Room
21' 4" x 10' 6" (6.51m x 3.19m)

Lounge
15' 0" x 13' 0" (4.56m x 3.95m)

Kitchen
15' 7" x 10' 10" (4.74m x 3.30m)



Bedroom 1
17' 2" x 16' 5" (5.23m x 5.00m)

Bedroom 2
14' 2" x 11' 5" (4.32m x 3.47m)

Bedroom 3
15' 0" x 13' 0" (4.56m x 3.95m)

Bedroom 4
12' 11" x 10' 11" (3.93m x 3.32m)



Bathroom
7' 10" x 5' 10" (2.39m x 1.78m)

Shower Room

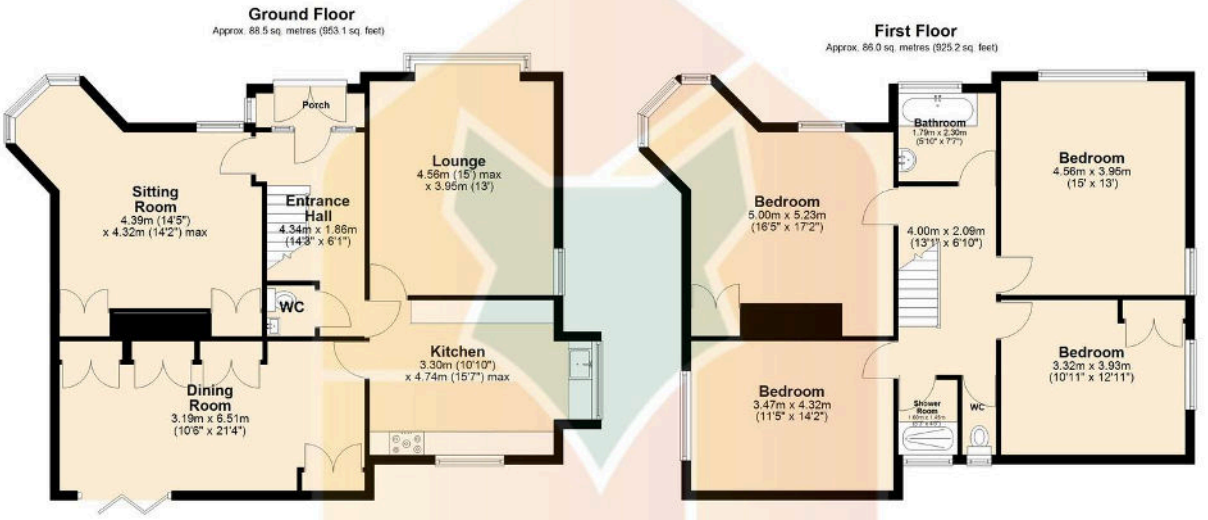

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Total area: approx. 174.5 sq. metres (1878.3 sq. feet)

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