



Queensfield  
Gainsborough  
Lincolnshire  
DN21 2TN

Offers in Excess of £128,000

bettermove 

# Queensfield Gainsborough

Bettermove are pleased to present this charming three bedroom semi-detached house in Gainsborough, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing off road parking. The council tax band is A.

The interior of this well presented property consists of a spacious lounge, open plan kitchen/diner and sun room on the ground floor. The first floor comprises three bedrooms and a shower room. The exterior boasts a low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular town of Gainsborough, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs as well as the John Coupland Hospital. Transport connections can be found from the A159, A631, Gainsborough Central and Lea Road rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

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.



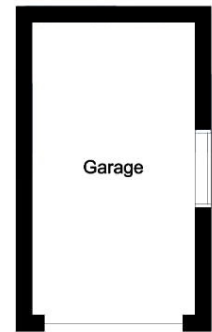
Ground Floor  
50 sq m/538.19 sq ft  
Approx.



First Floor  
39 sq m/419.79 sq ft  
Approx.



Outbuilding  
11 sq m/118.40 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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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