

# BURGIN ATKINSON

& C O M P A N Y

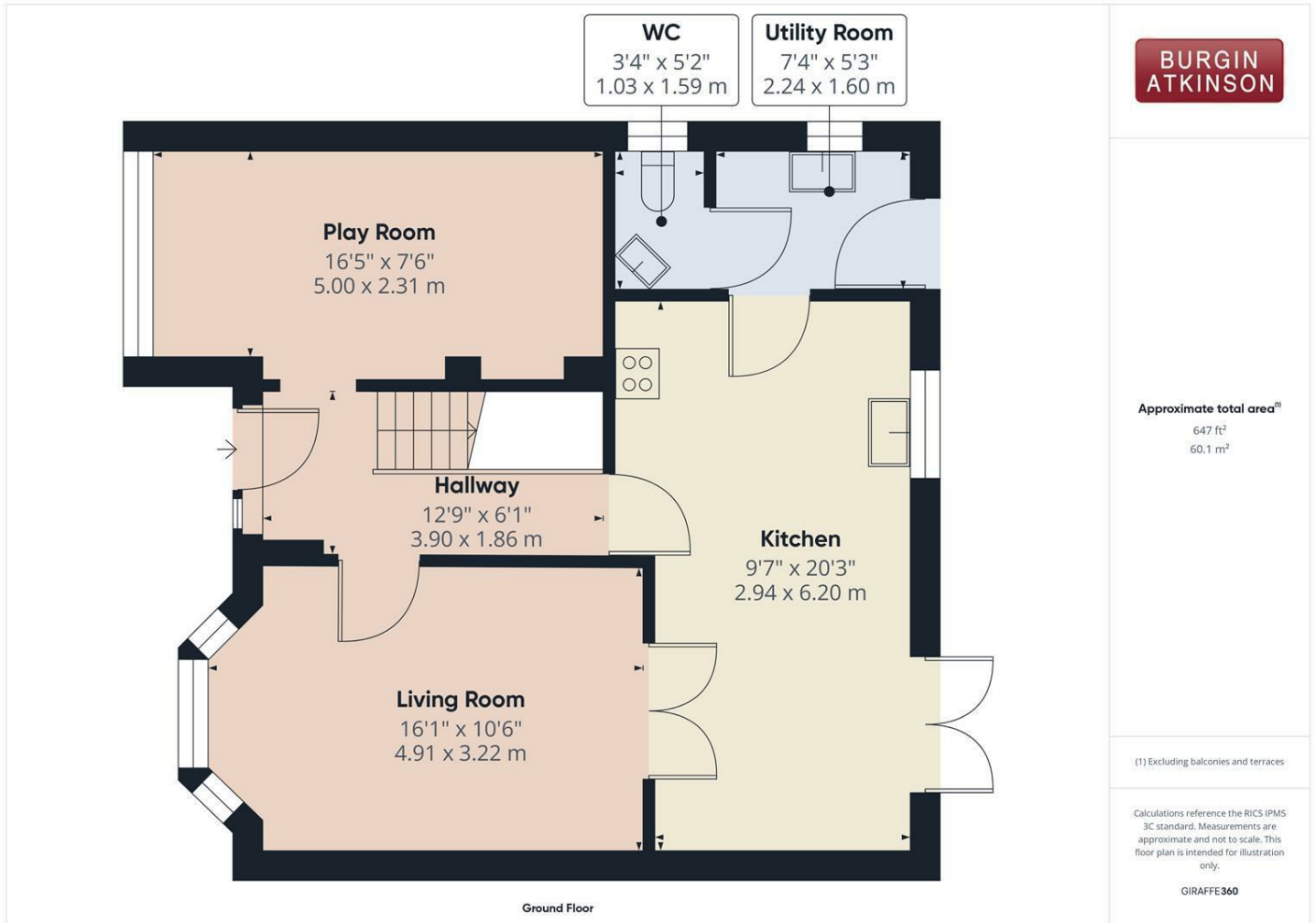


28 Maybell Close, Gainsborough, DN21 1PX

SPACIOUS 4 BED DETACHED FAMILY HOME - 2 RECEPTION ROOMS - WELL PRESENTED THROUGHOUT - OPEN PLAN KITCHEN DINER - EN-SUITE TO MASTER BEDROOM - SPACIOUS REAR GARDEN - OFF STREET PARKING FOR 2 VEHICLES - QUIET DUL-DE-SAC LOCATION - COUNCIL TAX BAND : C

- Four Bedroom Detached Family Home
- Driveway with space for 2 Vehicles
- Master Bedroom + Ensuite
- Modern Open Plan Kitchen/Diner
- 2 Reception Rooms
- Spacious Rear Garden
- Well Presented Throughout
- EPC : C

**£250,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	