

BURGIN ATKINSON

& C O M P A N Y

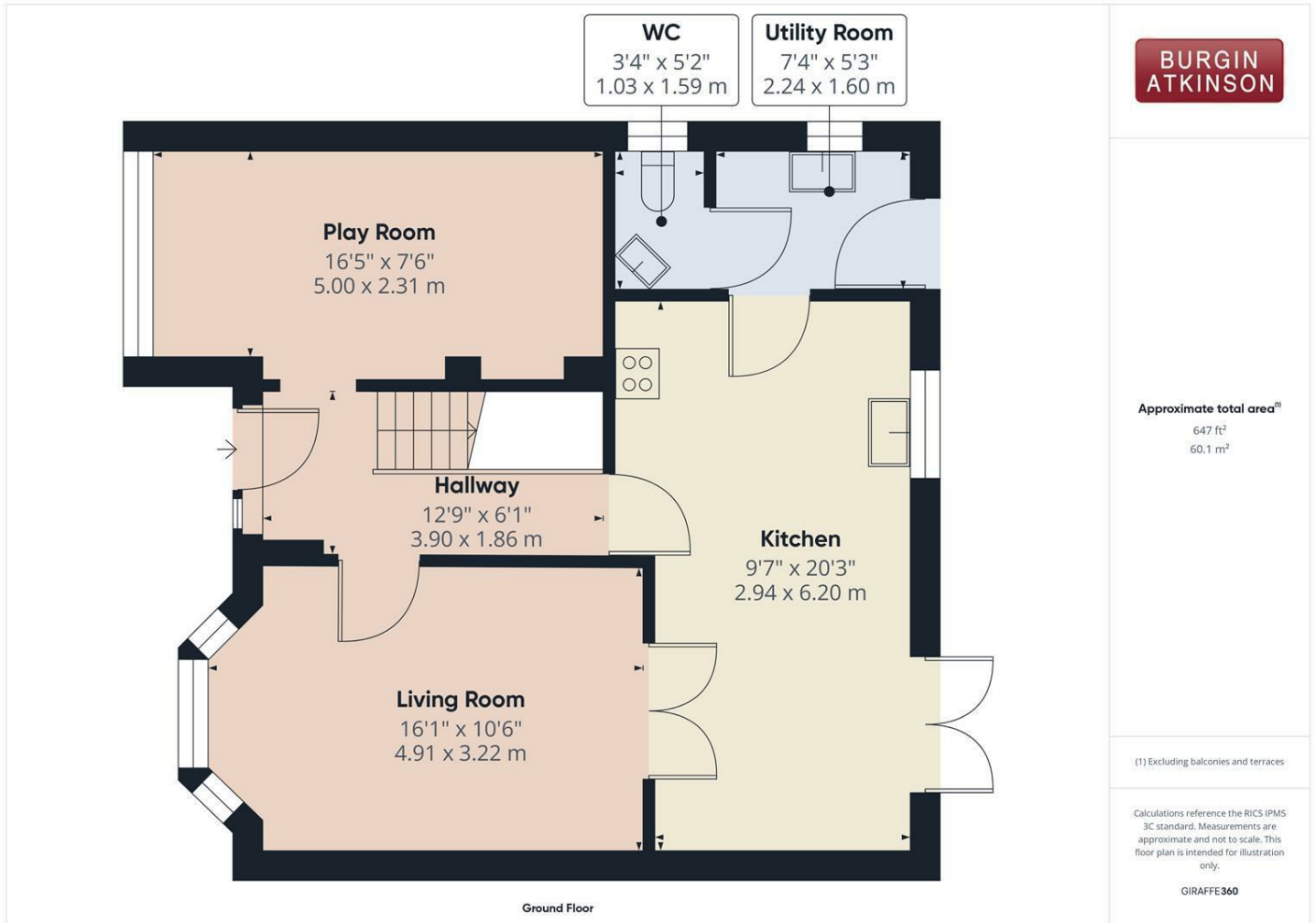


28 Maybell Close, Gainsborough, DN21 1PX

SPACIOUS 4 BED DETACHED FAMILY HOME -LEASEHOLD BUT VENDOR IS HAPPY TO COVER COSTS FOR CHANGING TO FREEHOLD - 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 B
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88 B
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	