



3 NORTH STREET

ROXBY, DN15 0BL

£325,000
FREEHOLD

Welcome to this exceptional home in the charming village of Roxby, offering beautifully landscaped gardens and a private, non-overlooked rear aspect.



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DESCRIPTION

Thoughtfully and extensively extended, this home has been transformed into the open-plan family living space. From the welcoming entrance hallway—featuring a bespoke built-in dog kennel—you're drawn into a cosy front-facing snug with a charming log-burning stove, perfect for quiet evenings.

Adjacent is a spacious front-facing living room, generously sized and ideal for entertaining or relaxing. Double timber doors open into the stunning rear extension—the true heart of the home. This expansive space combines a large family seating area, an elegant dining zone, and a stylish, fully integrated kitchen. Enhanced by a lantern ceiling, bi-fold doors, underfloor heating, and extensive storage, this area is truly breathtaking.

Also on the ground floor is a luxurious family bathroom, finished to an exceptional standard, boasting both a large walk-in shower and a separate bathtub.

Upstairs, you'll find two well-proportioned double bedrooms and a generous single, all thoughtfully designed for comfort and practicality.

Outside, the property continues to impress. The meticulously maintained rear garden enjoys open field views and features a greenhouse, log store, and double gates providing excellent access and ample off-road parking. A detached garage and a charming brick-built outbuilding offer additional storage and versatility.

Located in the peaceful heart of Roxby, with excellent transport links to Hull, Winterton, and Scunthorpe, this home offers the perfect balance of countryside tranquillity and urban convenience.

ENTRANCE HALLWAY

SITTING ROOM

GROUND FLOOR BATHROOM

LIVING ROOM

KITCHEN LEADS INTO

FAMILY DINING SPACE

UTILITY

FIRST FLOOR HALLWAY

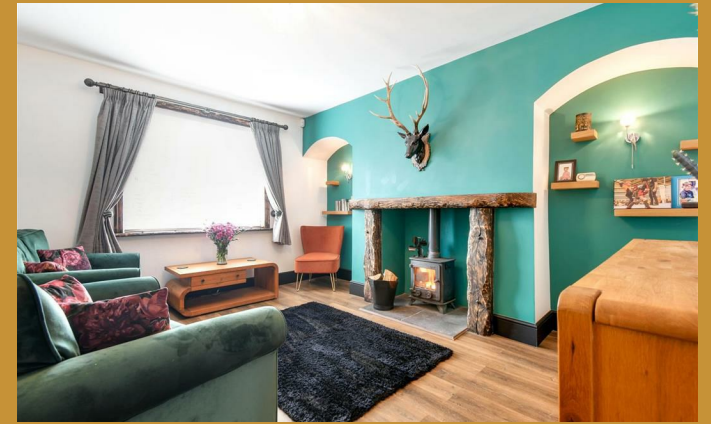
BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

GARDENS

3 NORTH STREET





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ADDITIONAL INFORMATION

Local Authority –

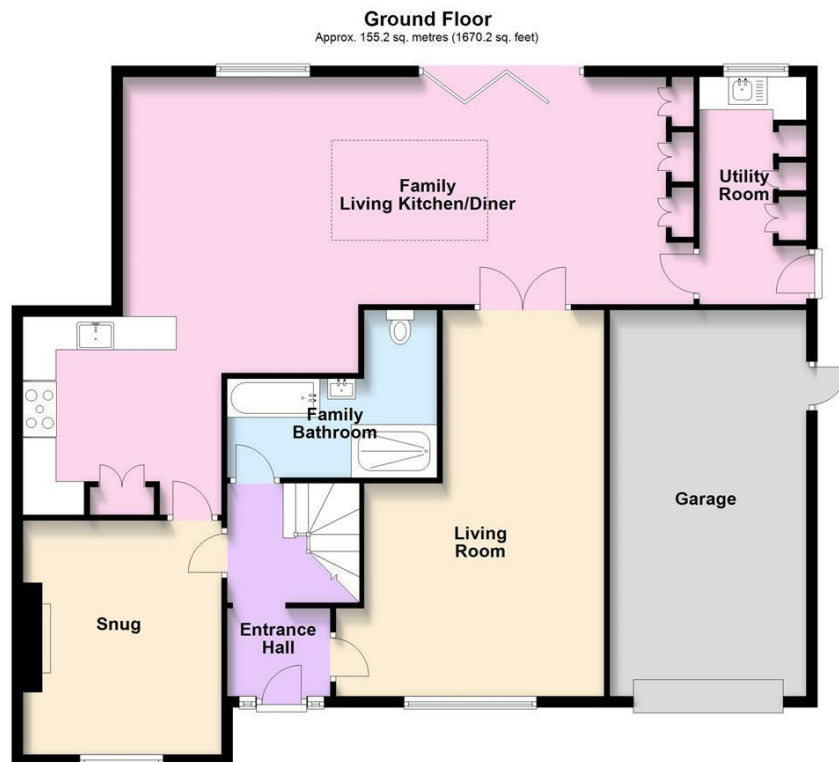
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1722.00 sq ft

Tenure – Freehold





Total area: approx. 188.9 sq. metres (2033.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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