

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Plot 2 – 38a North Street, Roxby, DN15 0BL

- A very private scheme of 3 only impressive detached **NEW 4 BED** houses set within the delightful former walled garden to the adjacent Old Hall, Roxby • Built to the highest and latest standards of heating and insulation • Fully fitted Kitchen/Diner/Living • 2 further separate Reception Rooms • Very stylish Bathroom, En-Suite and ground floor Cloaks •



£350,000 (Final fix stage)



ROXBY is a quiet village settlement (population fewer than 500) with a history going back to Roman times and a retained charm from it's association with the Elwes Landed Estate and lies in delightful countryside (just off A1077 Scunthorpe to Barton upon Humber highway) and only 1 mile from the small country town of Winterton with it impressive amenities.

Old Hall Gardens comprises only 3 slightly differing stone built and clay tiled houses each with oak framed open garage, highest possible insulation (complying with new Part L Building Regs) and energy performance rating, air source heating technology, "designer" interiors and carefully landscaped and enjoyable grounds.

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE PORCH

HALL with understairs cupboard

LOUNGE (3.8m x 4.1m)

DINING ROOM (3.2m x 2.8m)

LOUNGE/DINER/KITCHEN (3m max x 9.1m)

UTILITY (2.2m x 1.6m)

CLOAKROOM (.9m x 1.6m)

First Floor

BEDROOM 1 (3.7m x 4.9m max)

EN-SUITE (1.8m x 1.8m)

BEDROOM 2 (3.7m x 3.2m)

BEDROOM 3 (3.4m x 3.6m)

BEDROOM 4 (3.4m x 3.6m max)

BATHROOM (2.2m x 2.5m)

CLOAKROOM (.9m x 1.6m)

OUTSIDE

Private drive access off North Street with turning space. **Oak** framed open Garages. Each with surrounding lawned gardens, landscaping including mature and new planting, stone paved walkways and outdoor dining terrace, water tap, lighting and outside power supply

SERVICES (not tested)

Water (metered), electricity, Air Source heating technology for hot water and central heating (being underfloor to the ground floor)

LOCAL AUTHORITY

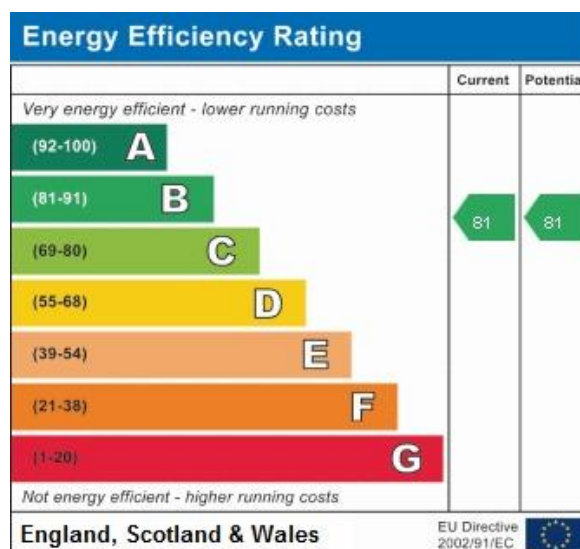
North Lincolnshire Council

TENURE

Freehold.

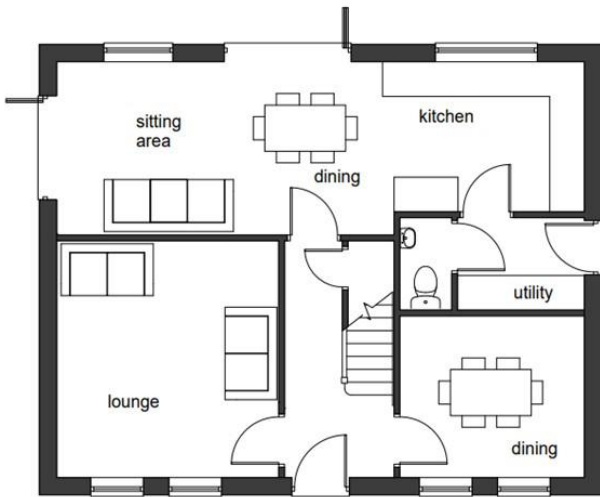
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

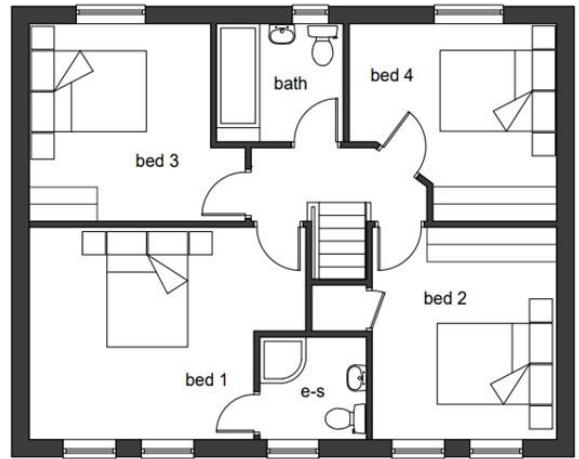


Example interior





ground floor plan



first floor plan

Plans for illustration purposes only.
Not to scale



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