

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 •



**£340,000** (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

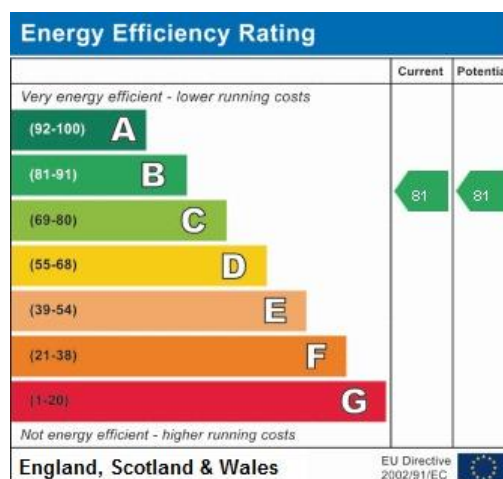
Freehold.

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

## NOTE

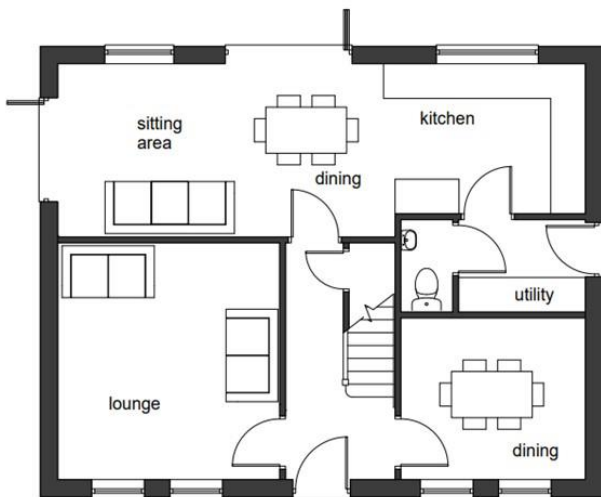
All photographs are examples only and do not show this actual property.



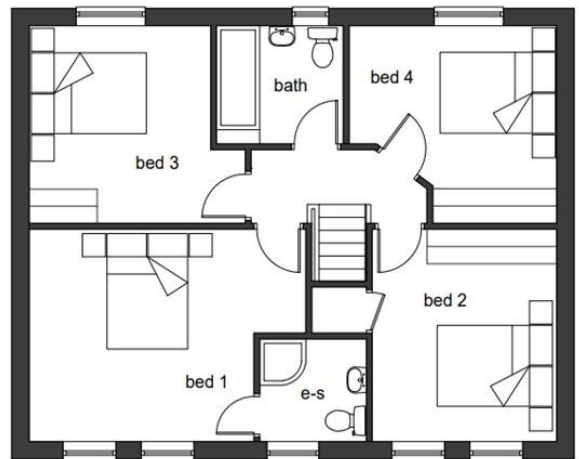


Example interior





ground floor plan



first floor plan

Plans for illustration purposes only.  
Not to scale



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4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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