



Osborne Way, Horncastle, , LN9 5GB

- EXCEPTIONALLY SPACIOUS 1,100 sq ft TWO DOUBLE bedroom detached MODERN BUNGALOW on GENEROUS 0.14 ACRE PLOT (sts), with NO 'upward CHAIN'
- TWO BATHROOMS: En-suite SHOWER room and a BATHROOM with built in cupboard
- UPVC double glazed including French doors, UPVC soffits and fascias, Mains gas CENTRAL HEATING with TWO YEAR old Baxi boiler
- Front and rear GARDENS both LOW MAINTENANCE and having ESTABLISHED shrubs and bushes, fully fenced PRIVATE rear GARDEN with FULL WIDTH paved gated PATIO, pedestrian access to both sides of the property
- TWO receptions including 210 sq ft LOUNGE with bay window, feature fireplace and French doors off to the DINING ROOM that has external FRENCH doors to patio and garden
- FITTED KITCHEN including NEFF stainless steel and glass fronted electric oven, Neff stainless steel gas hob and Neff extractor, UTILITY ROOM with space/plumbing for two appliances
- GARAGE (with remote controlled door, light, power, side window and pedestrian door to property), approx. 30 ft macadam style DRIVE and potential for ADDITIONAL parking if required
- DESIRABLE location CONVENIENT for well serviced historic market TOWN CENTRE and COUNTRY WALKS

Guide Price £260,000



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DESCRIPTION

This is a modern, well presented and exceptionally spacious 1,100 sq ft two double bedroom, two bathroom, two reception, detached bungalow with garage, on a generous 0.14 acre plot (sts) having no 'upward chain', all in a desirable location convenient for well serviced historic market town centre and country walks.

The property consists of entrance lobby and spacious hall with built in cupboard, 210 sq ft lounge with bay window, feature fireplace and French doors to the dining room that has external French doors to the patio and garden, fitted kitchen (including Neff stainless steel and glass fronted electric oven, Neff stainless steel gas hob and Neff extractor), utility room with space/plumbing for two appliances, bathroom with built in cupboard, master bedroom with two double wardrobes and an en-suite shower room, second double bedroom and there is the integral garage (having remote controlled door, light, power, side window and pedestrian door to the property).

It also benefits from a UPVC double glazing including French doors, UPVC soffits and fascias, mains gas central heating with two year old Baxi boiler, water filter and softener, external lighting and water supply, front 'stone' window sills, and is offered freehold.

Outside are front and rear gardens both low maintenance and having established shrubs and bushes, fully fenced private, rear garden with full width paved patio, gated pedestrian access to both sides of the property, approx. 30 ft macadam style drive to the garage and potential for additional parking if required.

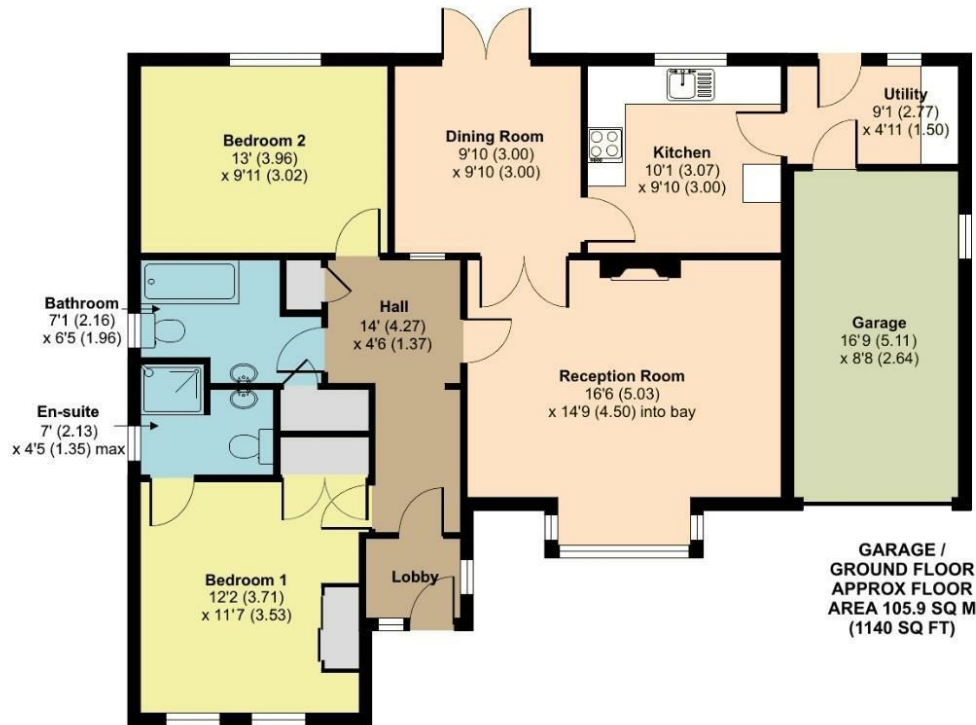
The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and Horncastle golf course and the Ashby Park fishing lakes are only approx. 3 miles away.





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Approximate Area = 992 sq ft / 92.2 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1140 sq ft / 105.9 sq m
 For identification only - Not to scale



GARAGE / GROUND FLOOR APPROX FLOOR AREA 105.9 SQ M (1140 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1124951

Viewings

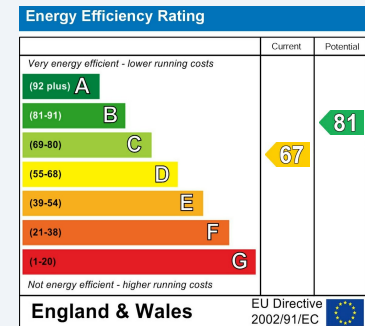
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



10 East Street, Horncastle, LN9 6AZ
 Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

