



8 Osborne Way
Horncastle, Lincolnshire. LN9 5GB

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8 Osborne Way Horncastle

8 Osborne Way is a modern 4/5 bedroom family home, occupying a raised position on the North-Western edge of Horncastle. Built by Cyden Homes, the property sits prominently on the Langton Hill development, providing two large reception spaces, an excellent breakfast kitchen and en suite to two bedrooms.

Complete with driveway parking, and fully landscaped rear garden to split levels. The two-storey outbuilding has potential for reconfiguration to provide annex (subject to necessary consents), currently providing a double garage with adjacent W/C; and games room to the first floor. Both house and garage are protected by separate security alarms.

The front facing bedrooms enjoy a beautiful panoramic view over Horncastle's rooftops and trees, with the rolling hills a patchwork of Lincolnshire farmland beyond and St Mary's Church spire peering above the town. Horncastle is a Georgian market town with a full range to services, amenities and education on offer - set halfway between the city of Lincoln and the coast with the Lincolnshire Wolds National Landscape also nearby.

ACCOMMODATION

Hallway with composite front entrance door, carpeted floor, radiator and ceiling light. Doors to office / guest bedroom, open to family room, wood glazed double doors to lounge.

Office/Guest Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.





Family Room having uPVC double glazed window to side aspect; carpeted stairs with wood spindle and balustrade to first floor, carpeted floor, radiator, ceiling lights and power points. Open to breakfast kitchen.

Lounge having uPVC double glazed window to front and French doors to rear aspect; carpeted floor, electric fire, radiators, TV point, ceiling lights and power points.

Breakfast Kitchen having bifold doors to side, uPVC double glazed windows to opposite side aspect; an excellent range of modern storage units to base and wall levels plus central island with breakfast bar above, 1 1/2 bowl sink and drainer to set to roll edge worktop surface with space and connections for upright American style fridge-freezer, integrated dishwasher, Neff oven and grill, induction hob beneath extractor canopy and wine fridge. Tiled floor, radiator, ceiling spot lights and power points. Door to:

Utility having uPVC double glazed obscure door to side aspect; roll edge worktop with space and connections beneath for washing machine and dryer, full height storage unit. Tiled floor, radiator and ceiling spotlights. Door to:

Cloakroom comprising uPVC double glazed obscure window to side aspect; pedestal wash hand basin with illuminated mirror over, low level WC. Tiled floor, radiator and ceiling spotlights.

First Floor - Gallery Landing with uPVC double glazed window to rear aspect; carpeted floor, built in airing cupboard housing the water cylinder, radiator and ceiling light.

Bedroom 2 with uPVC double glazed window to side aspect; carpeted floor, built in wardrobe storage space, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with tile surround, wash hand basin to storage unit with illuminated mirror over and low level WC. Wood effect flooring, heated towel rail, shaver socket and ceiling spotlights.

Family Bathroom having uPVC double glazed obscure window to side aspect; panel bath with tiled surround and shower over, wash hand basin set to storage unit with illuminated mirror over. Tiled floor, heated towel rail and ceiling spotlights.

Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 4 with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.





Master Bedroom having uPVC double glazed window to front aspect; carpeted floor, built in mirror fronted wardrobe space, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to rear aspect; walk in shower cubicle with tile surround, wash hand basins to storage units with illuminated mirrors over and low-level WC. Tile effect flooring, heated towel rail, shaver socket and ceiling spotlights.

OUTSIDE

The property is approached from Osborne Way up a private; brick paved road serving four properties. The front is laid to lawn with a stepped path to the front door.

The wide, brick paved driveway leads up the side of the property to provide parking space for multiple vehicles wider side of double gates, which secure the south/west facing rear garden benefiting from the sun throughout the day, and lead down to the two-storey outbuilding: former Double Garage with electric up and over door to front, wood effect flooring, ceiling spotlights. Door to stairway and door to:

Cloakroom comprising wood effect flooring, low level WC, wash hand basin and ceiling light.

Stairway with uPVC door to side aspect; carpeted floor and carpeted staircase to:

Games Room with uPVC double glazed windows to front and side aspects; carpeted floor, electric heaters, loft access hatch, ceiling light and power points.

The garden is laid to low maintenance paving, providing patio spaces across two levels and wood-edged, gravelled beds plus mature borders. Behind the garage is a useful timber Store while to the corner of the garden stands a timber Summerhouse (available subject to negotiation).

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

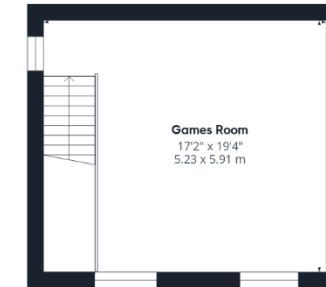
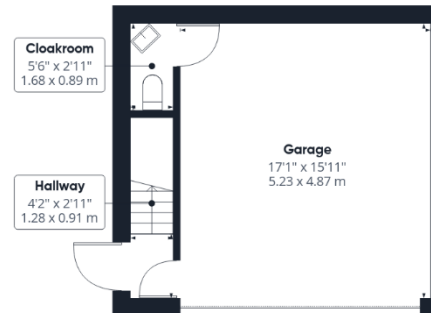
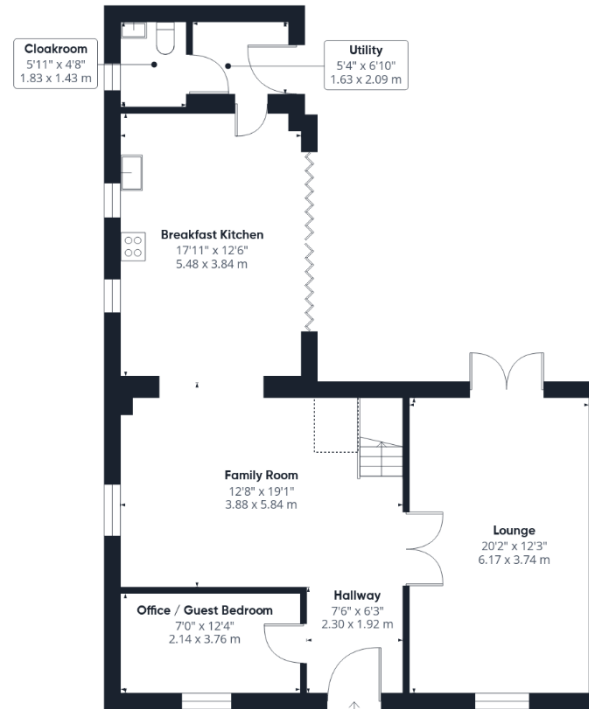
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 05.09.2025







Approximate total area⁽¹⁾

2330 ft²

216.5 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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