



22 Osborne Way
Horncastle, Lincolnshire. LN9 5GB



22 Osborne Way, Horncastle



A 2019-built four bedroom detached house enjoying an East-West aspect; the rear with views through to the rooftops of Horncastle. This modern family home offers spacious accommodation with open plan dining, kitchen plus garden room and lounge, the master bedroom with en-suite alongside three further bedrooms and a family bathroom.

Driveway providing ample parking and access to garage, the enclosed rear garden with large timber terraced seating area and stepped lawn below.

ACCOMMODATION

Hallway with wood composite obscure double glazed door, carpeted stairs with hand rail to first floor, carpeted floor, radiator and ceiling light. Doors to kitchen, cloakroom and to:

Lounge having uPVC double glazed bay window to front aspect; carpeted floor, radiators, TV point, ceiling light and power points. Double doors to:

Dining Room with wood effect flooring, radiator, ceiling light and power points. Open to garden room and to:

Breakfast Kitchen having uPVC double glazed windows to front and side aspects; an excellent range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge wood effect worktop with breakfast bar, space and connections for upright fridge-freezer, integrated dishwasher, Neff oven and four ring hob beneath extractor canopy. Wood effect flooring, built in under counter storage space, radiator, ceiling spot lights and power points. Door to:





Utility with uPVC obscure double glazed door to side aspect; worktop with space and connections beneath for washing machine and dryer, storage shelves to wall, wall mounted Ideal gas fired boiler, wood effect flooring, radiator and power points.

Garden Room with uPVC double glazed window to rear, French doors with matching side panels to side aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

Cloakroom with uPVC obscure double glazed window to front aspect; wood effect flooring, pedestal wash hand basin, low level WC, radiator, extractor fan and ceiling light.

First Floor

Landing with carpeted floor, built in storage space, loft access hatch, radiator, ceiling light and power points. Doors to first floor accommodation.

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

En-Suite Shower Room with uPVC obscure double glazed window to front aspect; shower cubicle with tiled surround, wash hand basin inset to storage unit and low level WC. Wood effect flooring, heated towel rail, extractor fan and ceiling spotlights.

Bedroom with uPVC double glazed window to rear aspect; mirror fronted built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment, tiled surround, wash hand basin inset to storage unit, low level WC, wood effect flooring and ceiling spotlights.





Bedroom having uPVC double glazed window to rear aspect; mirror fronted wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

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

OUTSIDE

The property is approached to the front via a paved path leading to the front door; with lawned space either side and brick paved driveway providing off road parking and access to the **Single Garage** with up and over door to front; light and power

Wood personnel gate leads off the driveway and to the rear garden, with large timber decked seating area leading off the garden room and stepping down onto the terraced lawn. Outside lighting, boundaries are defined by timber fencing and brick walls.

East Lindsey District Council – Tax band: D

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, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

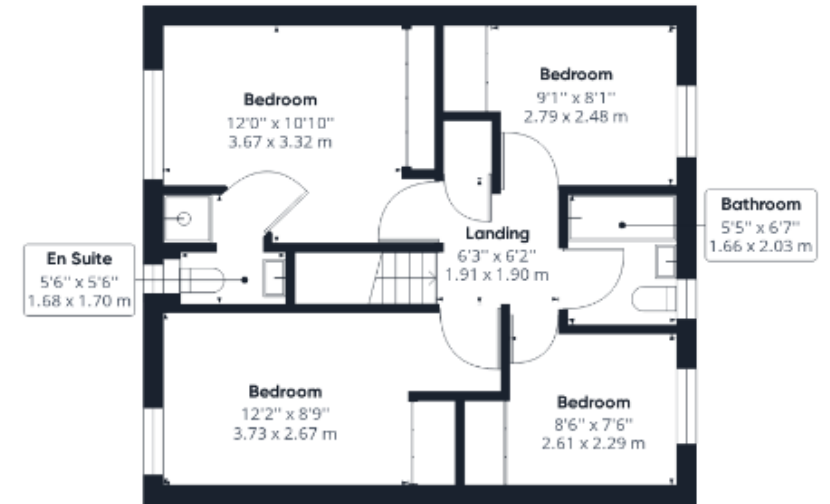
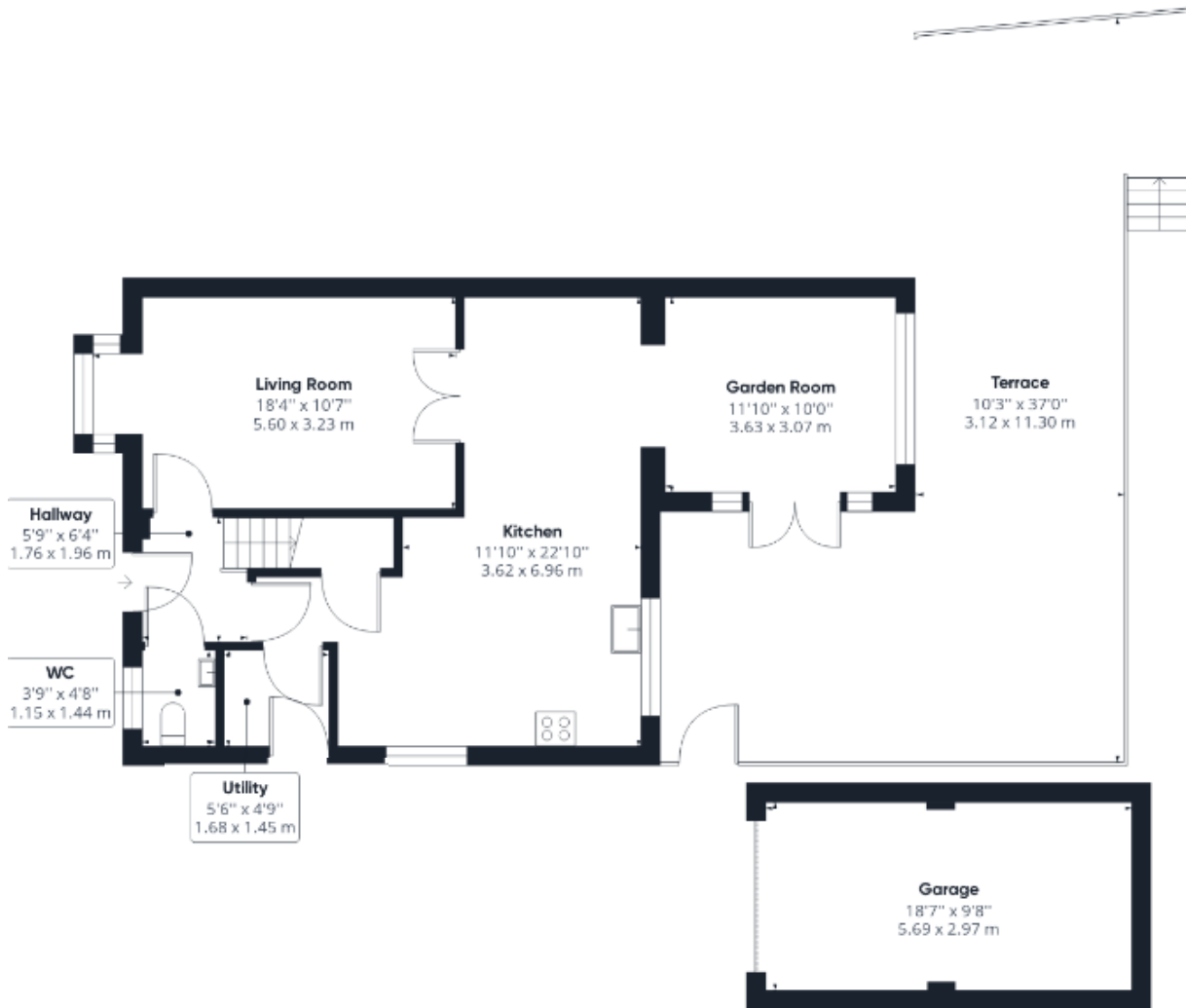
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Brochure prepared 10.10.2023







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