

NEWTON FALLOWELL

55 Osborne Way, Horncastle - LN9 5GB

£375,000

55 Osborne Way

Horncastle

Situated on a modern development on the outskirts of town, this impressive detached home occupies a corner plot and offers spacious, beautifully presented accommodation, ideal for modern family living. The ground floor features a welcoming entrance hall, cloakroom, generous lounge, superb dining kitchen, separate utility room and a particularly appealing garden room, providing additional living space overlooking the rear garden. To the first floor, the master bedroom benefits from its own en-suite shower room, with three further bedrooms served by a family bathroom. Outside, a block paved driveway provides off-road parking alongside a garage, whilst the enclosed rear garden features a useful summerhouse/studio, offering excellent versatility for home working, hobbies or relaxation. Further benefits include gas central heating and double glazing.

Council Tax band: D

Tenure: Freehold

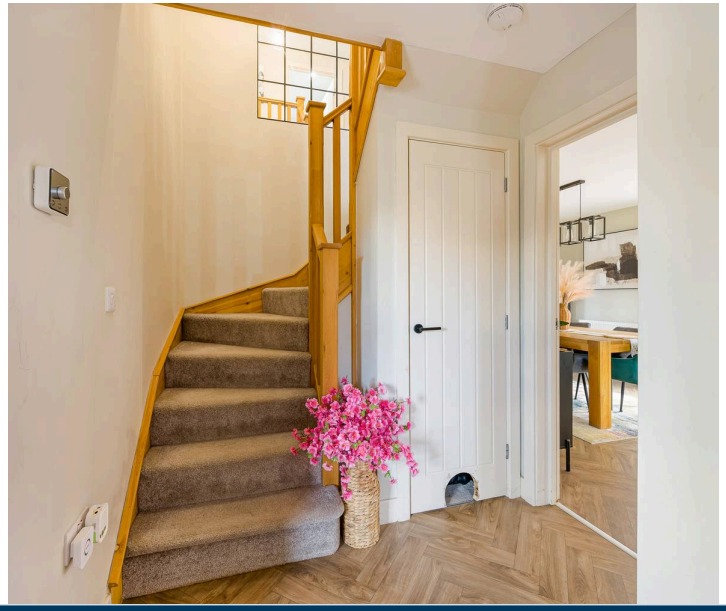
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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ACCOMMODATION
Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL
Having radiator, wood effect flooring, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM
Having radiator, wood effect flooring, close coupled WC and hand basin.

LOUNGE
20' 6" x 11' 6" (6.25m x 3.50m)
Having window to front elevation, box bay window & further window to side elevation, french doors to rear elevation & garden, three radiators, wood panelling effect to one wall and media wall with space for flatscreen TV and cabinets below.

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DINING KITCHEN
20' 6" x 9' 4" (6.25m x 2.85m)
Having window to front elevation, part glazed door to side elevation, inset ceiling spotlights to kitchen area, radiator and wood effect flooring. Fitted with a rang of base & wall units with work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Further work surface with cupboard under, cupboards over and space for american style fridge/freezer to side. French doors to the:







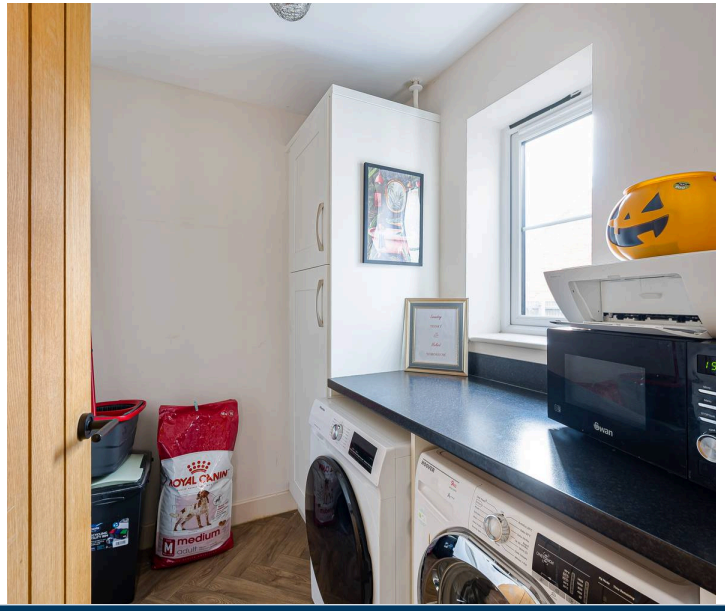
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SUN ROOM
12' 0" x 10' 1" (3.67m x 3.07m)
Having french doors to side elevation, window to rear elevation, radiator and wood effect flooring.

UTILITY
6' 8" x 5' 3" (2.04m x 1.61m)
Having window to rear elevation, wood effect flooring, work surface with space & plumbing for automatic washing machine & tumble dryer under, tall unit to side housing gas fired boiler providing for both domestic hot water & heating.

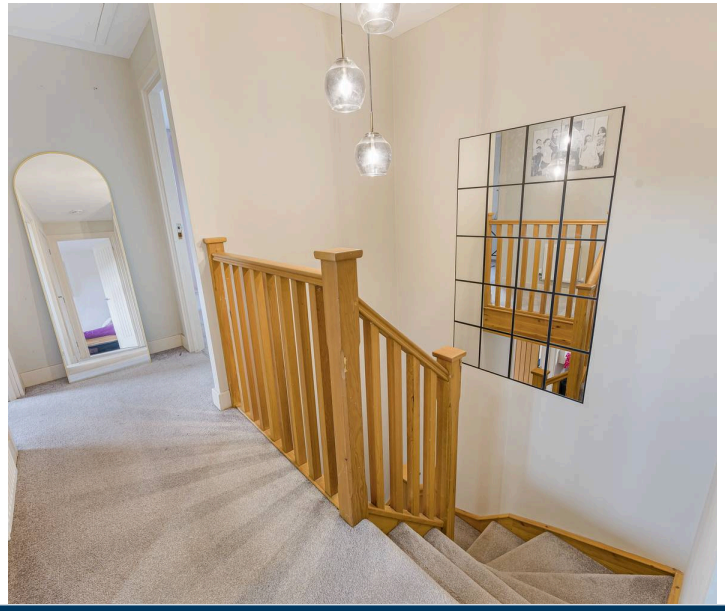
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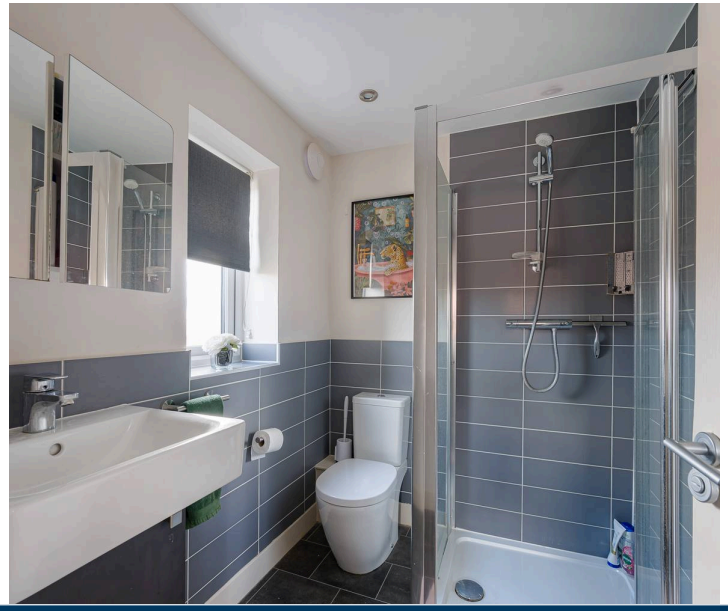
FIRST FLOOR LANDING
Having radiator, access to roof space and built-in airing cupboard.

MASTER BEDROOM
11' 8" x 10' 3" (3.56m x 3.12m)
Having window to side elevation, radiator, wood panelling effect to one wall and built-in wardrobe with sliding mirror doors.

EN-SUITE
Having window to rear elevation, inset ceiling spotlights, tiled floor, part tiled walls and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin.







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BEDROOM TWO
11' 0" x 10' 6" (3.35m x 3.20m)
Having window to rear elevation, radiator and built-in wardrobe with sliding mirror doors.

BEDROOM THREE
7' 7" x 9' 8" (2.30m x 2.95m)
Having window to front elevation and radiator.

BEDROOM FOUR
12' 4" x 6' 2" (3.77m x 1.89m)
Having window to front elevation and radiator.

BATHROOM
Having window to front elevation, inset ceiling spotlights, tiled floor, part tiled walls and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin.

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EXTERIOR
To the front of the property there is a lawned & granite chip garden with a paved footpath leading to the front entrance door. A block paved driveway extends down the side of the property and provides off-road parking leading to the:

GARAGE
Having up-and-over door, light and power. Gated access to the:

REAR GARDEN
Being enclosed and laid to lawn. Having a paved patio area, gravelled seating area and a timber built summerhouse/studio entered by french doors and having a high level window to the side, block paved floor and power.

SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.







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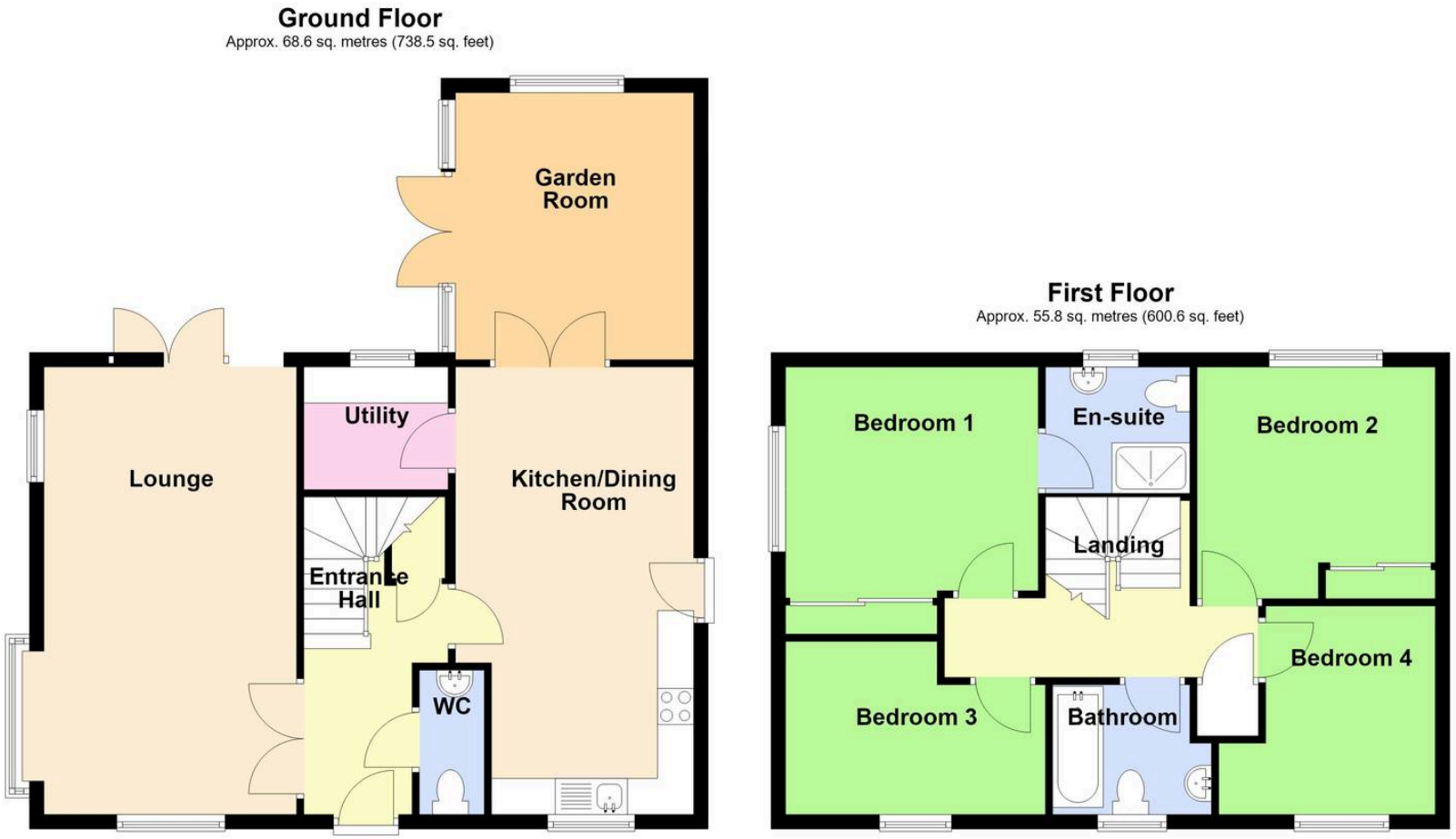
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Total area: approx. 124.4 sq. metres (1339.1 sq. feet)

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