



16 Osborne Way

Horncastle

A modern detached family home, built in 2019 and occupying a desirable corner plot on the outskirts of the historic market town of Horncastle. The well-presented accommodation comprises entrance hall, cloakroom, lounge, impressive dining kitchen, garden room and utility to the ground floor, with a master bedroom and en-suite, three further bedrooms and family bathroom to the first floor.

Outside, the property benefits from a **wide block-paved driveway**, providing generous off-road parking for at least four vehicles, together with a detached double garage. Above the garage is a fantastic **lifestyle room**, offering a versatile additional space ideal for a home office, gym, hobbies, games room or simply somewhere to relax and enjoy.

The thoughtfully landscaped rear garden is arranged over two levels, with a patio area positioned to take full advantage of the **superb views towards the Lincolnshire Wolds**. Further benefits include gas central heating and double glazing with shutters to all the first floor windows except the bathroom. All of the downstairs windows except the utility have perfect fit blinds.

Horncastle is a highly regarded market town, ideally positioned on the edge of the Lincolnshire Wolds and offering an excellent range of independent shops, cafés, pubs, schools and everyday amenities. With its attractive historic centre, riverside walks and easy access to the beautiful surrounding countryside, it provides an enviable blend of town convenience and rural lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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, close coupled WC and hand basin.

LOUNGE

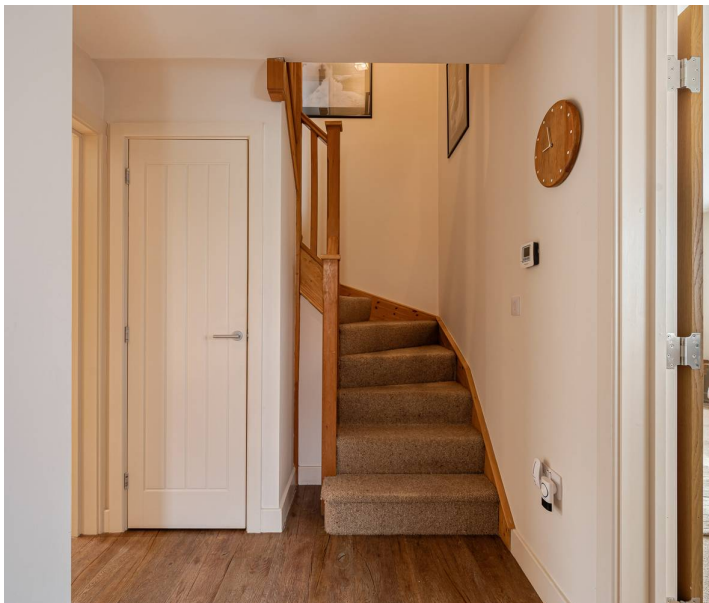
20' 6" x 11' 6" (6.24m x 3.50m)

Having window to front elevation, further window & box bay windows to side elevation, french doors to rear elevation & garden, two radiators and feature fireplace with inset living flame style fire.

DINING KITCHEN

20' 5" x 10' 10" (6.23m x 3.30m)

Having window to front elevation, part glazed door to side elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with granite 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 double oven, cupboards, drawers & kickboard heater under, cupboards & stainless steel extractor over. Further work surface return with cupboard under.





 **NEWTON FALLOWELL**





GARDEN ROOM

12' 0" x 10' 1" (3.66m x 3.08m)

Having windows & french doors to side elevation, further window to rear elevation, radiator and wood effect flooring.

UTILITY

6' 8" x 5' 2" (2.02m x 1.58m)

Having window to rear elevation, radiator, wood effect flooring, cupboard housing gas fired boiler providing for both domestic hot water & heating, granite work surface with space & plumbing for automatic washing machine & tumble dryer under.



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having radiator and built-in airing cupboard.

MASTER BEDROOM

12' 3" x 11' 9" (3.74m x 3.57m)

Having window to side elevation and radiator.

EN-SUITE

6' 7" x 5' 5" (2.00m x 1.65m)

Having window to rear elevation, radiator, inset ceiling spotlights, extractor, wood effect flooring, tiled walls, shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under and illuminated mirror over.



BEDROOM TWO

11' 1" x 10' 6" (3.38m x 3.20m)

Having window to rear elevation and radiator.

BEDROOM THREE

9' 9" x 9' 9" (2.97m x 2.96m)

Having window to front elevation and radiator.

BEDROOM FOUR

12' 3" x 6' 0" (3.74m x 1.84m)

Having window to front elevation, radiator and built-in wardrobe with sliding mirror doors.

BATHROOM

7' 3" x 5' 7" (2.22m x 1.70m)

Having window to front elevation, chrome heated towel rail, tiled walls, wood effect flooring, extractor, panelled bath with shower attachment & anti-splash screen over, close coupled WC and hand basin with cupboard under.



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EXTERIOR

To the front of the property there is a bark chipped garden with a paved footpath leading to the front entrance door. A wide block paved driveway provides off-road parking for at least four cars and leads to the:

DETACHED DOUBLE GARAGE

18' 2" x 16' 0" (5.53m x 4.87m)

Having electric door and understairs storage cupboard. From the rear garden steps lead to an entrance door with a staircase rising to the:

LIFESTYLE ROOM

19' 2" x 17' 3" (5.85m x 5.26m)

Suitable for a variety of uses including a gym, games room or study for home working. Having two windows to front elevation, further window to side elevation, two electric heaters and access to roof space.

REAR GARDEN

Split level and having an enclosed paved patio down to a lawned garden with established raised borders and a paved seating area.



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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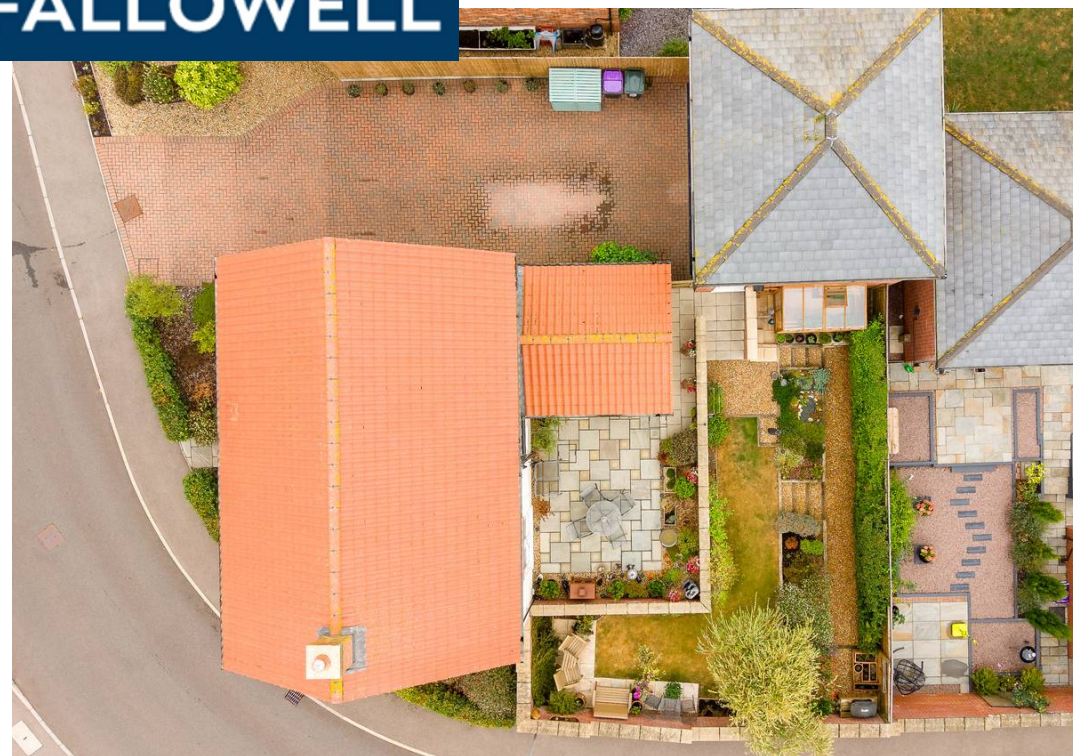
AGENT'S NOTES

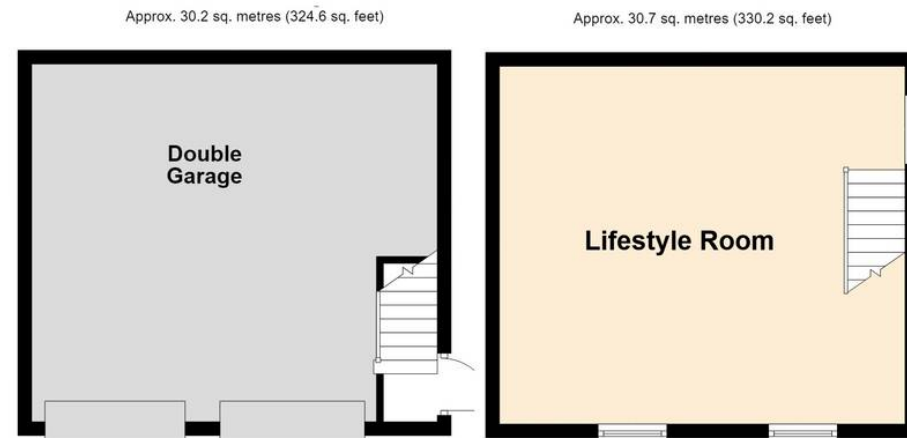
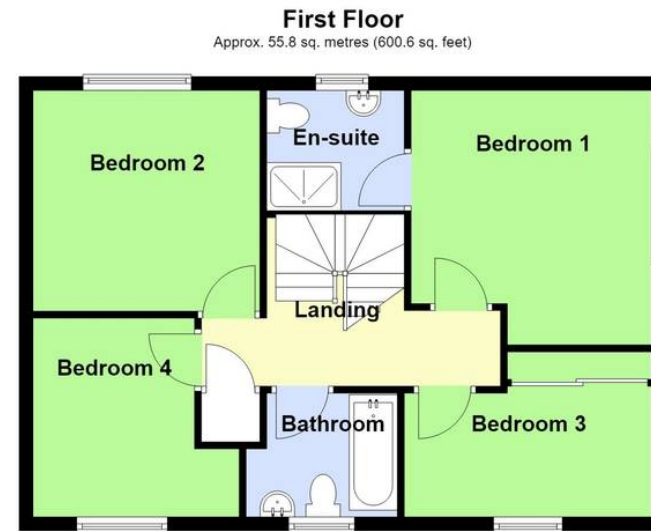
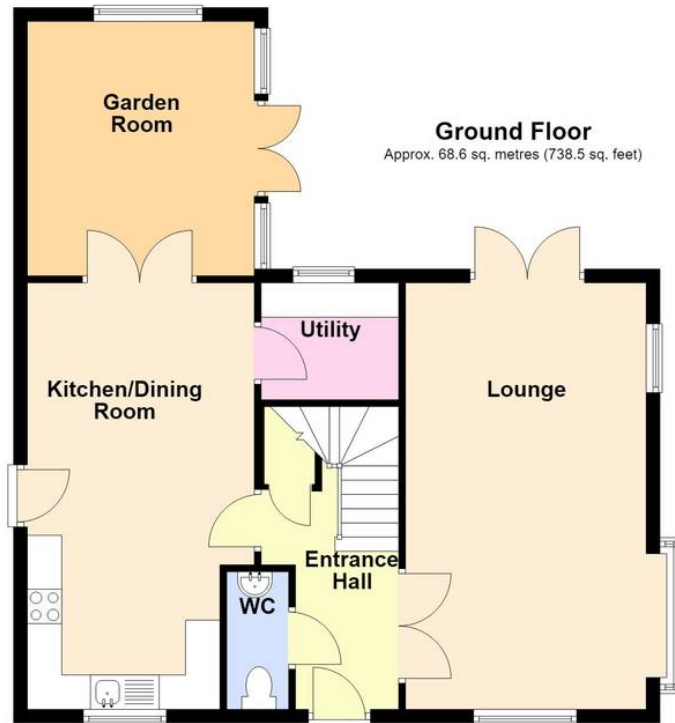
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