



Osborne Way, , Horncastle, LN9 5GB

- BRAND NEW in September 2019 with 10 year NHBC warranty, this is a very well presented and SPACIOUS 1,050 sq ft HOUSE, the end property of a terrace of only 4 houses
- Separate GARAGE (with remote controlled door, light & power) and PARKING for 5 CARS incl double width & tandem, ALL block PAVED
- VERY GOOD '84' 'B' ENERGY efficiency RATING, UPVC double glazed incl FRENCH doors, Composite front door, OAK veneer internal doors, Mains GAS CENTRAL HEATING
- BUILT IN BOSCH electric fan assisted oven with LCD display, BOSCH 4 ring stainless steel gas hob, and there a stainless steel splash back and canopy hood extractor
- Desirable CUL-DE-SAC location on edge of VERY WELL SERVICED historic market TOWN
- THREE bedrooms (two doubles and a generous third), TWO bath/shower rooms, ONLY tax band 'B'
- GARDEN fully fenced/brick walled, includes lawn, paved patio, pergola covered gravelled area, secure pedestrian access to the drive, external lighting, power & water tap
- 194 sq ft dual aspect LOUNGE open plan to the MODERN KITCHEN DINER includes soft closure, display lighting, full height pantry unit, space fridge freezer & washing machine
- Downstairs W.C, upstairs BATHROOM with separate SHOWER & shower pivot screen over the bath, hand basin on vanity unit, EN-SUITE shower room with vanity unit, shaver point

Price £230,000



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DESCRIPTION

Built brand new in 2019 with a 10 year NHBC (National House Building Council) warranty, this is a very well presented, 3 bedroom (2 doubles and a generous third), 2 bath/shower room, spacious 1,050 sq ft house, the end property of a terrace of only 4 houses, having a separate garage (with remote controlled door, light & power) and parking for 5 cars (incl double width & tandem), all block paved, as well as a fully fenced/brick walled garden (including lawn, paved patio, pergola covered gravelled area, and secure pedestrian access to the drive), all in a desirable cul-de-sac location on the edge of the very well serviced historic market town of Horncastle.

It also benefits from a very good '84' 'B' energy efficiency rating, UPVC double glazing incl French doors, composite front door, oak veneer internal doors, mains gas central heating, PVC soffits & fascias, external lighting, power & water tap, and is only a council tax band 'B'.

The house consists of front canopy porch, entrance hall, 194 sq ft lounge that is open plan to the modern kitchen diner (incl soft closure units, display lighting, full height pantry unit, built in Bosch electric fan assisted oven with LCD display, Bosch 4 ring stainless steel gas hob, stainless steel splash back & canopy hood extractor, space/plumbing for fridge freezer & washing machine, space for table & chairs), and there is the downstairs W.C.

Upstairs is the landing (with built in cupboard), bathroom (with separate shower & shower pivot screen over the bath, hand basin on vanity unit with under cupboard), master bedroom (with built in full height triple width, mirror fronted wardrobe), en-suite shower room (incl hand basin on vanity unit with under double cupboard, shaver point), second double bedroom and generous third.

The well serviced historic market town of Horncastle amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools.





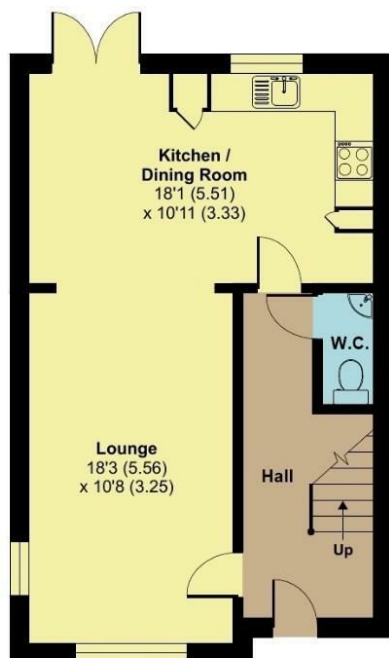
Osborne Way, Horncastle, LN9

Approximate Area = 1054 sq ft / 97.9 sq m

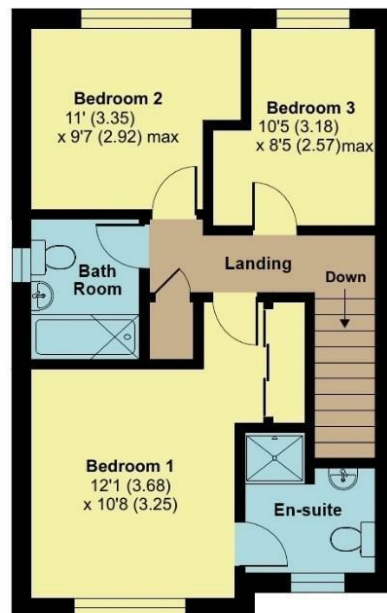
Garage = 170 sq ft / 15.8 sq m

Total = 1224 sq ft / 113.7 sq m

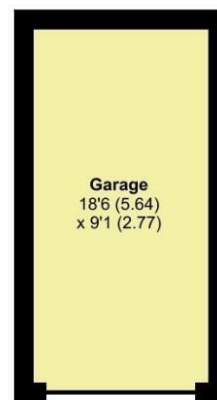
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 48.9 SQ M
(527 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 48.9 SQ M
(527 SQ FT)



GARAGE
APPROX FLOOR
AREA 15.8 SQ M
(170 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1380691

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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