



4 Main Road, West Keal, PE23 4BE



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Freehold

£375,000



Key Features

- Updated detached bungalow
- Three bedrooms
- Lounge & kitchen with integrated appliances
- Bathroom with separate shower
- Garage, games room & workshop
- Landscaped gardens
- Plot approx. 0.27 acre (STS)
- EPC rating C





A beautifully updated detached bungalow on a plot of approximately 0.27 acre, subject to survey with an open field view to the rear. Set in landscaped gardens, the property has been much improved and extended by the current owners to create a stunning contemporary style home.

Having well presented accommodation comprising: entrance hall, lounge, dining kitchen with integrated appliances, three bedrooms and bathroom with separate shower. Outside the property has a driveway providing off-road parking, a garage, games room, workshop, utility and a rear garden.

Improvements include a new roof, new windows & doors, re-plumbing and a new heating system including radiators in the bedrooms & lounge and underfloor heating in the hallway, kitchen & bathroom all served by an oil fired combination boiler which is about three years old.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, tiled floor with underfloor heating and two built-in storage cupboards.

LOUNGE

5.21m x 4.96m (17'1" x 16'4")

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, wall light points, media wall with fitted cupboards & shelving over to either side of inset contemporary style electric fire with television aerial connection point over. Part glazed double doors through to the:

DINING KITCHEN

5.29m x 4.09m (17'5" x 13'5")

(max) Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, tiled floor with underfloor heating and television aerial connection point. Fitted with a range of base & wall units with quartz work surfaces & upstands with kickboard lighting and under cabinet lighting. The kitchen features an island unit with a breakfast bar to one side and incorporates an undercounter sink with mixer tap, an induction hob with cooker hood over, integrated electric oven & combi microwave, integrated washing machine, integrated fridge/freezer & separate full height freezer and integrated wine cooler. All kitchen appliances are AEG apart from the wine cooler.



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BEDROOM ONE

3.85m x 3.67m (12'7" x 12'0")

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator and built-in wardrobes.

BEDROOM TWO

3.68m x 3.11m (12'1" x 10'2")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and built-in wardrobes.

BEDROOM THREE

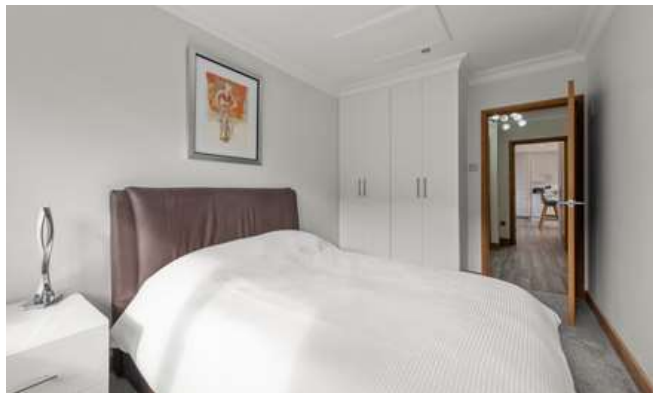
4.25m x 2.56m (13'11" x 8'5")

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, built-in wardrobes and access to roof space.

BATHROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, chrome heated towel rail, tiled floor with underfloor heating and tiled walls. Fitted with a suite comprising: freestanding bath with central wall mounted mixer tap, large walk-in shower enclosure with overhead rainfall & hand held shower fittings, close coupled WC and counter basin with mixer tap inset to vanity unit with drawers under and illuminated mirror over.





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EXTERIOR

To the front of the property there is a shaped lawn with borders and features outside lights on a timer. A block paved driveway with turning area provides off-road parking and leads to the:

GARAGE

5.05m x 3.61m (16'7" x 11'10")

Having electric roller door, automatic lights and storage over.

GAMES ROOM

6.14m x 3.49m (20'1" x 11'6")

Having part glazed door to rear garden, light and power.

WORKSHOP

6.18m x 3.74m (20'4" x 12'4")

Having windows to both side elevations, part glazed door to side elevation, light, power and door to the:

UTILITY

2.86m x 2.08m (9'5" x 6'10")

Having window to rear elevation, work surface with inset sink & drainer and cupboards under.

WC

Having low level WC.

REAR GARDEN

Being enclosed and landscaped. Having a shaped lawn with border, block paved patio area, further paved patio and flower beds. There is also a summerhouse and greenhouse which are available by separate negotiation.



Workshop interior



Games room interior





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Floorplan



Total area: approx. 186.8 sq. metres (2011.1 sq. feet)

THE PLOT

The property occupies a plot of approximately 0.27 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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