



Overstrand, Hall Lane, West Keal, PE23 4BJ



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Freehold

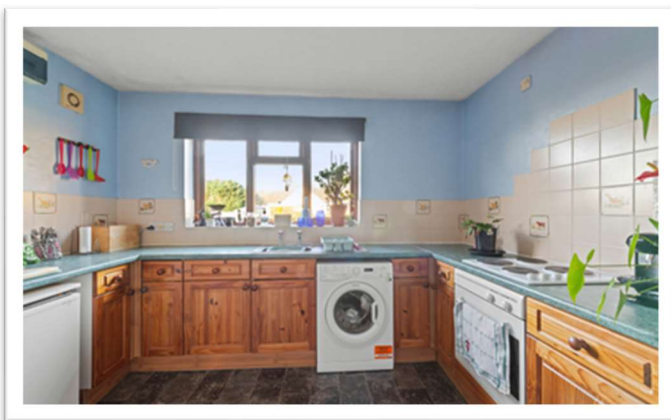
£215,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & kitchen
- Bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating E





A detached bungalow built in 1999 in a village location on the southern edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. West Keal has good public transport links and is around 5 miles from the Market Town of Spilsby with the larger town of Boston being some 14 miles away. Having accommodation comprising: entrance hall, lounge/diner, kitchen, three bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and a child & pet friendly enclosed rear garden.



#### ACCOMMODATION

Part glazed side entrance door with side screen through to the:

#### ENTRANCE HALL

Having radiator, access to roof space, telephone connection point and built-in airing cupboard.

#### LOUNGE/DINER

3.86m x 6.06m (12'8" x 19'11")

Having bay window to front elevation, window to side elevation, coved ceiling, two radiators, wall light points and brick built fireplace with quarry tiled hearth, display niches and inset living flame style fire.

#### KITCHEN

3.43m x 3.15m (11'4" x 10'4")

Having window to front elevation, radiator, extractor and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under. Further work surface return with cupboard, drawer, space for fridge & freezer and oil fired boiler providing for both domestic hot water & heating under, cupboards over.





### BEDROOM ONE

3.06m x 3.77m (10'0" x 12'5")

Having window to rear elevation, radiator and built-in wardrobe.

### BEDROOM TWO

3.07m x 3.64m (10'1" x 11'11")

Having window to rear elevation and radiator.

### BEDROOM THREE

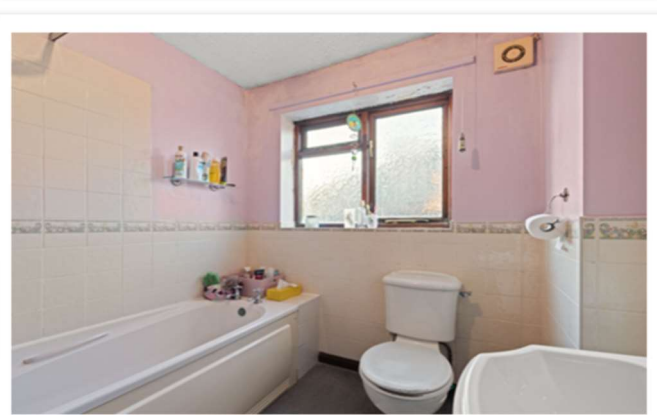
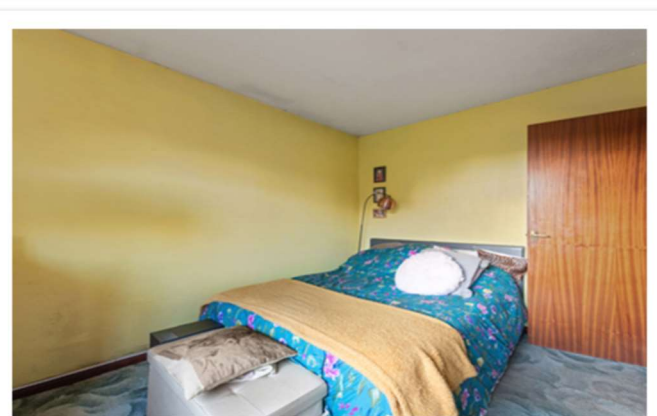
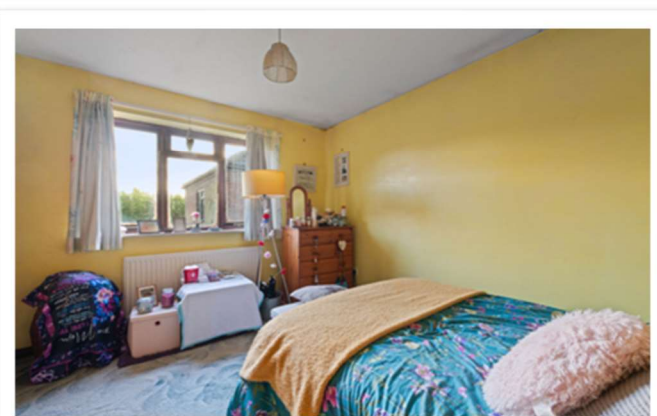
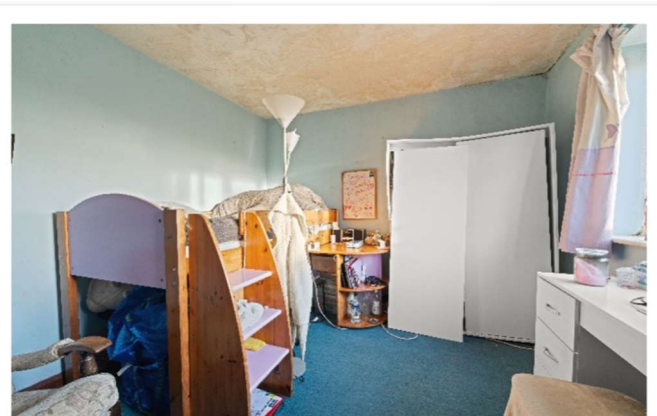
2.57m x 3.63m (8'5" x 11'11")

Having window to side elevation and radiator.

### BATHROOM

2.06m x 2.55m (6'10" x 8'5")

Having window to side elevation, radiator, extractor, shaver point and part tiled walls. Fitted with a suite comprising: panelled bath with shower fitting over, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property is a generous lawned garden, with mature flower bed, and roses set before the front of the property. Driveway provides ample off road parking for multiple vehicles, with five-bar gate set halfway down contained the side and rear spaces; the drive continuing down to the:

### GARAGE

3.57m x 5.3m (11'8" x 17'5")

Having up-and-over door, window to side, light and power.

### REAR GARDEN

Being enclosed and laid to lawn with mature established borders, concrete footpaths and oil storage tank. Mature established hedging contains the boundary, including evergreen conifers to the rear. The garden enjoys a view towards the hilltop St Helen's Church.

### SERVICES

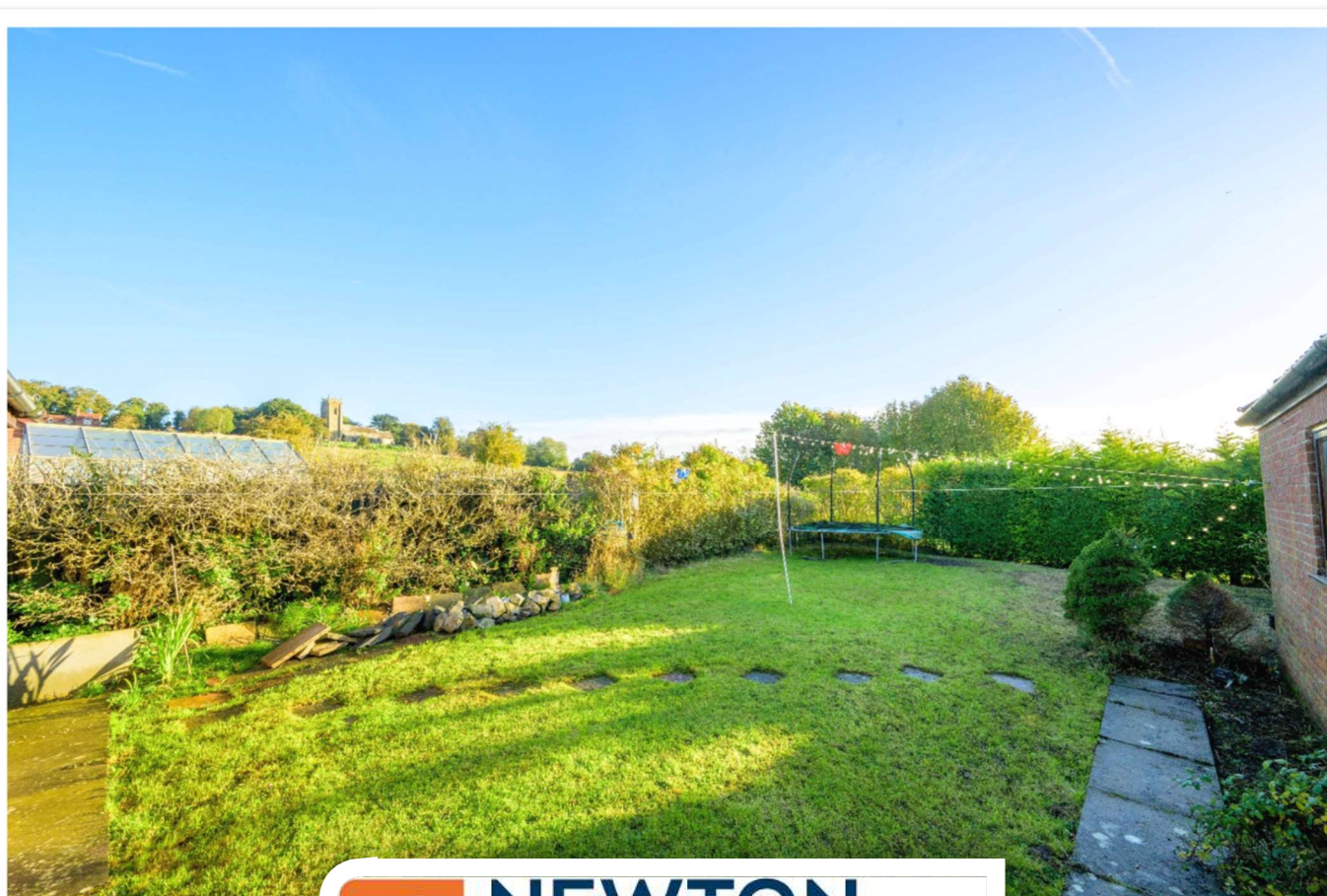
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the current council tax is band C.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

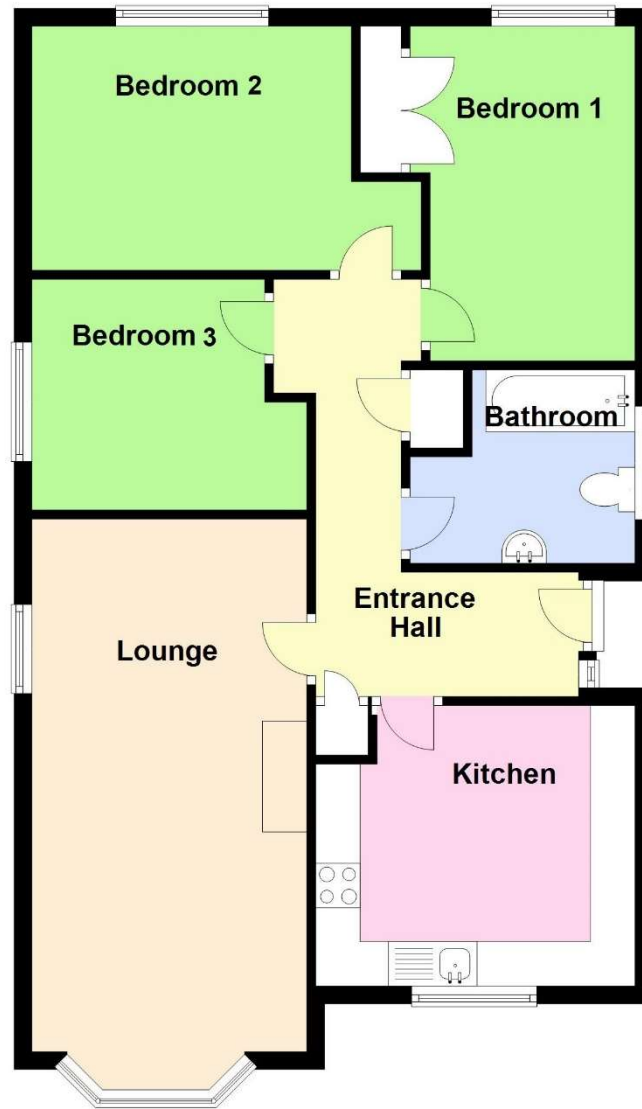
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 **NEWTON  
FALLOWELL**



## Floorplan



Total area: approx. 68.7 sq. metres (739.3 sq. feet)



 **NEWTONFALLOWELL**

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