



# Overstrand

Situated on a sought-after country lane at the foot of the Lincolnshire Wolds, this detached bungalow could be ideal for viewers searching for a quiet village location, but one that also offers easy access to a wide range of nearby amenities.

The accommodation includes three double bedrooms together with the lounge, bathroom and kitchen. Outside there are lawned gardens to the front and rear, with the rear garden feeling really quite private. There is also a generous enclosed driveway with parking for several vehicles and a garage.

The location itself can be considered a particular highlight of the property. Hall Lane leads directly up into Old Bolingbroke and benefits from some lovely views over the neighbouring fields and countryside. The village of West Keal is also well positioned for exploring the Lincolnshire Wolds, much of which is designated an Area of Outstanding Natural beauty. The village lies approximately four miles from the popular market town of Spilsby and ten miles from the historic market town of Horncastle.

- Three Double Bedroom Detached Bungalow
- Sought-after Country Lane Location
- At The Foot of The Lincolnshire Wolds
- Oil-Fired Central Heating
- Generous Gated Driveway & Garage
- Lawned Gardens Front & Rear
- Council Tax Band 'C'
- EPC Rating - 'E 53'. Tenure: Freehold







Entrance via obscure-glazed wooden door into the:

'L' shaped **Entrance Hall** - Having airing cupboard, loft access, radiator and doors arranged off to:

**Lounge 6.06m x 3.85m (19'10 x 12'7)** - The lounge enjoys a double aspect with bay window to the front aspect and a further window to the side, two radiators and brick style fire surround.

**Kitchen 3.44m x 3.13m (11'3 x 10'3)** – With double glazed window to the front aspect, the kitchen comprises a range of cupboard and drawer units to both base and eye level with work surfaces having an inset stainless steel style sink drainer and four ring hob with oven below, tiling as appropriate and spaces for washing machine, fridge and freezer, radiator and floor mounted oil fired central heating boiler.

**Bathroom** - Having double glazed and obscured window to the side aspect and comprising a suite of panel bath with shower over, close cupboard WC and pedestal hand basin. Tiling as appropriate, radiator and shaver point.

**Bedroom One 3.79m x 3.07m (12'5 x 10'0)** - With window overlooking the rear garden, built-in double wardrobe and radiator.

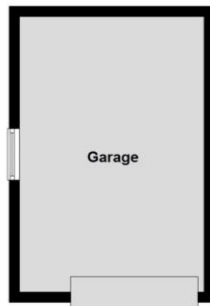
**Bedroom Two 3.64m x 3.03m (11'11 x 9'11)** - With double glazed window overlooking the rear garden.

**Bedroom Three 3.64m x 2.58m (11'11 x 8'5)** - With window to side aspect and radiator.

**Outside** - The property is approached over a generous gravel driveway which extends through double timber gates alongside the property to the canopy porch main entrance and to the: **Garage** -with up and over door and window to the side aspect.

Both the front and rear gardens have in the majority been laid to lawn, with the front garden being interspersed with shrubs and flowering perennials.





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**Please Note: Tenure: Freehold.**

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