



With the addition of a substantial extension made by the current owners, this three bedroom detached family home feels far removed from its original popular design and the 8m x 5m 2nd lounge offers a great space for entertaining and accommodating a large family.

Set well-back and quite secluded from the road with ample parking and a garage, Croft House occupies a generous plot with a surprisingly large garden to the rear, beyond which lies open fields and countryside.

The aforementioned rear garden will be highlight for many viewers; having been similarly transformed by the sellers it includes an established patio area with detached office/kitchen, formal gardens, a salad garden and a small orchard. Further improvements include an updated kitchen and bathroom, the addition of solar panels and warm air inverter heating throughout the property.

The village of West Keal is well positioned for exploring the Lincolnshire Wolds, much of which is designated an Area of Outstanding Natural beauty and lies approximately four miles from the popular market town of Spilsby and ten miles from the historic market town of Horncastle, with both Skegness and Boston within easy reach via the A16.

- Extended Three Bedroom Detached Family Home
- Sought-After Village At The Foot Of The Lincolnshire Wolds
- Extensive Rear Garden and Neighbouring Open Views
- Lounge, Kitchen & 8m x 5m 2nd Lounge/Family Room
- Utility and Cloakroom
- Three Generous Bedrooms, Bathroom.
- Garage & Outside Kitchen/Hobby Room
- Air Source Inverter Heating With Air Con, Solar Panels & uPVC Double Glazing
- Tenure: Freehold. EPC 'C' 72. Council Tax 'C'.



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Entrance via uPVC glazed double doors with complimenting side panels into the **Porch** – Having tiled floor and obscure-glazed door into the:

Entrance Hall – With stairs to the first floor, storage heater and doors arranged off to:

Lounge 4.57m x 3.78m – Having uPVC window to the front, feature fireplace with marble style insert, storage heater and Mitsubishi heating/air-conditioning unit.

Kitchen 5.75m x 3.51m – The updated kitchen features a range of contemporary fitted units to both base and eye level, including an inset sink/drainers with dual lever mixer tap, integral wine rack, induction hob with extractor canopy over and oven below. Space for American style fridge/freezer, and spaces for washing machine and tumble dryer. Tiling as appropriate, understairs cupboard and pantry with light and shelving.

Rear Porch/ Utility 2.28m x 1.82m – With uPVC window and external door to the rear and door to the **Cloakroom/WC** – Comprising a modern white suite of low-profile WC, hand basin with mixer tap and tiled walls.

2nd Lounge/ Family Room – Currently used as a lounge and dining room this additional reception is a superb size for entertaining but could also serve a variety of uses, for example as a very spacious games room. There are windows to all sides and French doors to the side and rear, picture and wall lights and warm air heating/air-conditioning.

First Floor Landing – uPVC window to the side, loft access and doors arranged off to:

Master Bedroom 4.32 x 3.35m – A generous double bedroom with uPVC window to the front and controls for the heating.

Bedroom Two 3.37m x 3.29m – Also a double bedroom, bedroom two has airing cupboard with hot water cylinder and shelving, a suite of built-in wardrobes and enjoys views over the rear.

Bedroom Three 2.39m red. to 1.81m x 2.29m – With uPVC window overlooking the front garden and drive.

Bathroom – The bathroom comprises a contemporary white suite with low profile WC, pedestal hand basin with mixer tap and panel bath with Mira shower over. Wall tiling, heated towel rail and uPVC window to the rear.

Outside - With a generous concrete driveway to the front, integral garage and further hardstanding on the right, the property offers considerable space and parking for families with several vehicles. The left side of the driveway has been bordered with box hedging and laid to gravel for standing plants. The front garden offers considerable screening from the road, featuring established trees and shrubs. A gated footpath on the left side leads to the greenhouse, garden shed and the **Detached Kitchen/Office 4.15m x 2.29m red. to 1.52m.** having fitted cupboards and drawers, space for fridge/freezer, air conditioning unit and uPVC window and door. Doors from the utility and family room lead to the patio/arbor area which has been populated with a wide variety of plants and shrubs and with further lighting, outside tap. From here, a double width path extends to the main gardens which as can be seen from the photos are a particular highlight, being extensive, varied and thoughtfully designed. They include formal lawned garden areas, a vegetable/planter garden and even an orchard with a variety of apple and pear trees. Beyond the garden lies neighbouring fields and countryside.









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Plan produced using PlanUp.

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