



**BRITISH  
PROPERTY  
AWARDS**

2023



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**Gold Trusted  
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**Wolds End, 2 Main Road  
West Keal, Spilsby. PE23 4BE**





## Wolds End, 2 Main Road, West Keal, Spilsby

Wolds End is a pleasantly situated detached bungalow, offering two spacious bedrooms; large living room and open plan dining – kitchen to the popular village of West Keal. With gardens to front and rear, large detached garage plus store, the property offers potential for purchasers to finish to their own requirements and specifications. Offered to the market with NO ONWARD CHAIN.

The village of West Keal occupies an attractive position with public transport and road links to the well serviced market town of Spilsby, four miles away. The village is home to a beautiful hilltop Church, with many popular walking routes on the doorstep. The towns of Boston, Horncastle, Skegness and also Coningsby/Tattershall are within a 16 mile radius.

### ACCOMMODATION

**Dining Kitchen** with uPVC obscure double glazed side entrance door; having uPVC double glazed windows; a range of storage units to base and wall levels, 1 1/2 bowl leisure sink and drainer inset to roll edge worktop with space for electric cooker, space and connections for under counter washing machine, upright fridge-freezer. Full height store cupboard, radiators, ceiling and wall lights and power points. Double doors to:

**Living Room** having uPVC double glazed windows to front and side aspects; log burning stove inset to oak surround with tiled hearth, wood flooring, radiator, TV point, ceiling light and power points. Door to:

**Hallway** access hatch with pull down ladder to loft, radiator, floor standing Grant oil fired boiler, water cylinder, radiator and power points. Doors to:





**Bedroom 2** with uPVC double glazed window to rear aspect; built in wardrobe storage space, radiator, wood flooring, ceiling light and power points.

**Bedroom 1** having uPVC double glazed window to rear, French doors with full height panels alongside to side; built in wardrobe storage spaces, radiator, TV point, wall lights and power points.

**Bathroom** having uPVC obscure double glazed window to side aspect; panel bath with shower attachment, corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, wall mounted heated towel rail and ceiling light.

### OUTSIDE

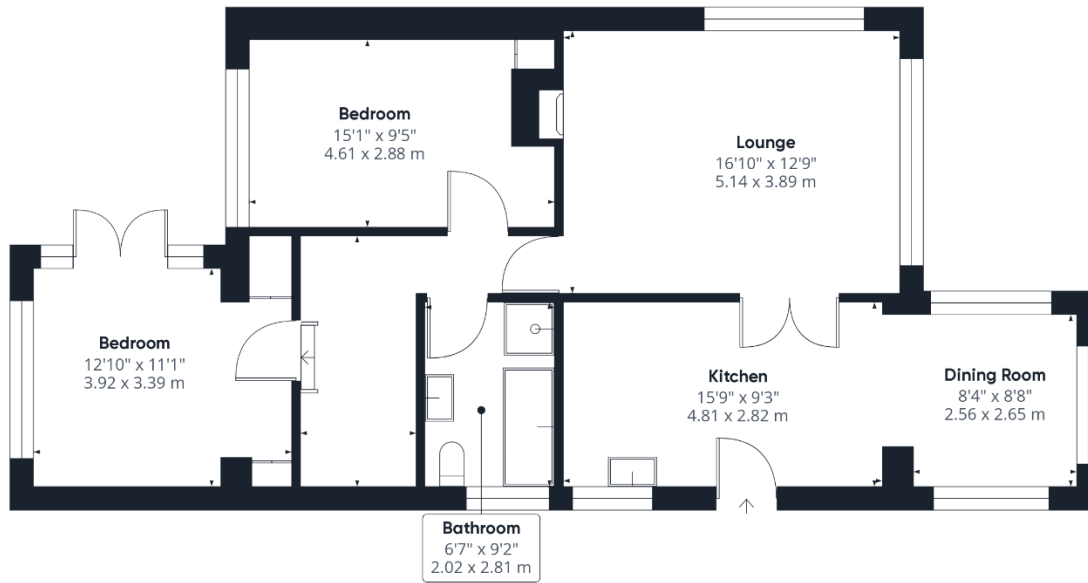
The property is approached from the main road up a concrete driveway, with turnaround space and providing ample parking for multiple vehicles, leading up to the **Detached Garage** with up and over door to front, uPVC double glazed personnel door to side aspect; light and power.

The front garden is laid to gravel and further flowerbeds, cleared ready for landscaping. Outside the brick wall to the front, stone topped with geometric infill and columns, is a generous grass verge ensuring increased distance from the road.

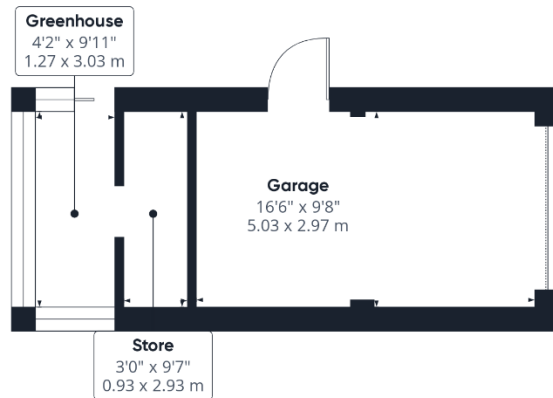
The rear garden, accessed up side paths or through brick archway from driveway; has been cleared ready for landscaping. There is a concrete seating space leading off the French doors from the bedroom, path running up to the garage personnel door, and useful brick store plus greenhouse to the rear. The rear of the property overlooks the grass pasture, with views from the boundary catching a glimpse of the fenland landscape to the South.

**East Lindsey District Council – Tax band: C**





Ground Floor Building 1



Ground Floor Building 2



#### ENERGY PERFORMANCE RATING: D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

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Brochure prepared

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