



3, Main Road
West Keal, PE23 4BE

BELL



3 Main Road is a spacious, detached bungalow, offering three bedroom to one side; a large living room and dining – kitchen plus utility. With gardens to front and rear, driveway and garage parking, the property enjoys open views to the rear across grazing land and towards the Fens.

The village of West Keal occupies an attractive position just off the A16, with public transport and roads links to the well serviced market town of Spilsby four miles away. The village is home to a beautiful hill-top Church, with many popular walking routes on the doorstep. The towns of Boston, Horncastle, Skegness and well-served, adjacent villages of Coningsby/Tattershall are within a 16-mile radius, providing a full range of services, amenities and schooling.

ACCOMMODATION

Hallway

Entered through uPVC double glazed obscure door with matching full height windows alongside. With light to ceiling; built in storage space, carpet, radiator, multiple power points.

Lounge

With uPVC double glazed windows to front and side, light to ceiling. Tiled fireplace with wood surround; carpet, radiator, multiple power points.

Kitchen

Having uPVC double glazed window to rear, lights to ceiling. 1 1/2 sink and drainer to roll edge worktop, excellent range of storage units to base and wall levels on all four sides. Hotpoint oven and four ring hob beneath extractor, space and connections for under counter appliance. Radiator, tiled flooring.

Utility

With uPVC double glazed obscured doors to sides, window to side. Storage units beneath roll edge worktop, multiple power points and space for upright fridge, freezer; washing machine and dryer. Tiled flooring.



Bathroom

With uPVC double glazed obscured window to rear, light to ceiling. Low level wc; pedestal sink. Walk in shower cubicle with Bristan electric shower over. Wetroom floor, tiles to walls, radiator.

Cloakroom

With uPVC double glazed obscured window to rear, light to ceiling. Low level wc, carpet.

Bedroom 2

Having uPVC double glazed window to rear, light to ceiling. Carpet, radiator, power points.

Bedroom 3

Having uPVC double glazed window to side, light to ceiling. Carpet, radiator, power points.

Bedroom 1

Having uPVC double glazed windows to front and side, light to ceiling. Carpet, radiator, power points. Built in wardrobe storage space.





Outside

The property is approached to the front through five-bar gate and up a central, concreted driveway providing ample parking space for multiple vehicles and leading to the garage.

The front garden is laid to lawn with a small pond, mature evergreens and hedged boundaries; and faces South-West to enjoy the afternoon sun.

The initial rear garden, a child and pet friendly, secure space, is laid to lawn with a paved patio seating area and an apple tree alongside. Sloping up gently to the rear is further lawned space, with a large willow tree and views across the neighbouring grazing land. From the boundary a glimpse of the flat, Fenland landscape can be seen beyond the brow of the hill.

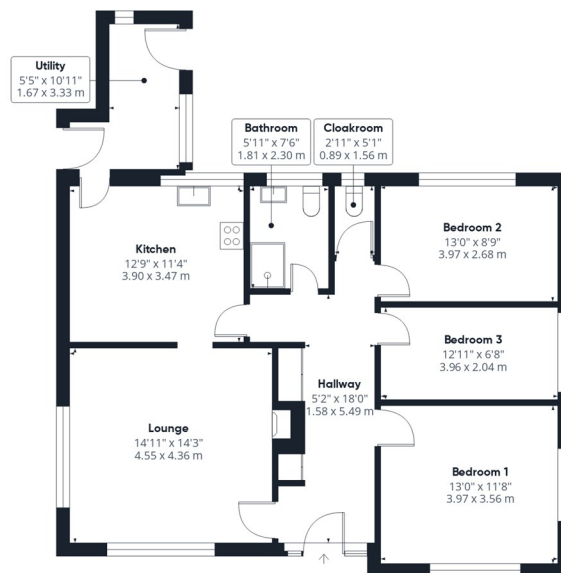
Garage

With up and over door to front, personnel door to side. Lights to ceiling and power connected.

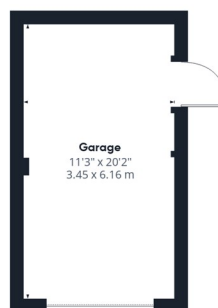


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

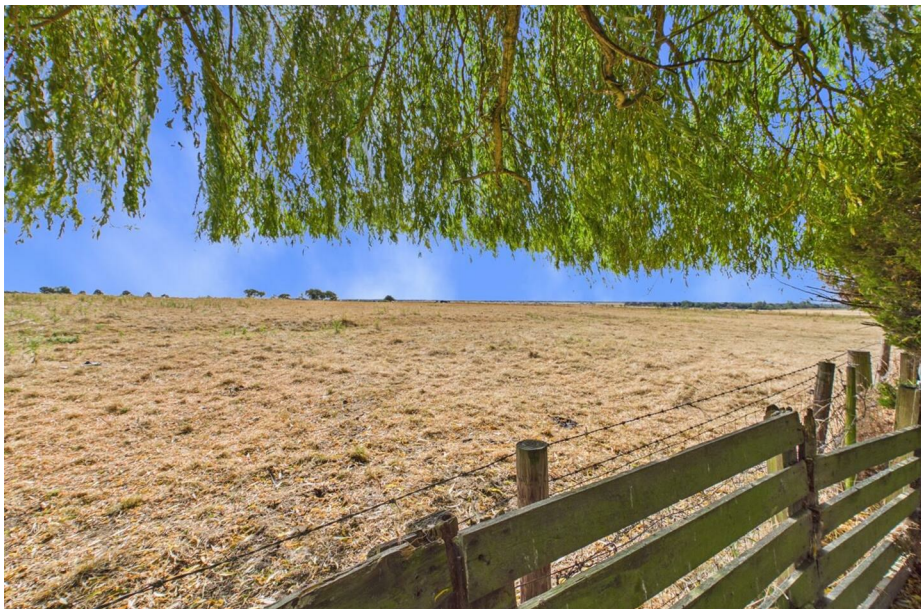
1216 ft²

113.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



COUNCIL TAX: – Tax band: D

ENERGY PERFORMANCE RATING;

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

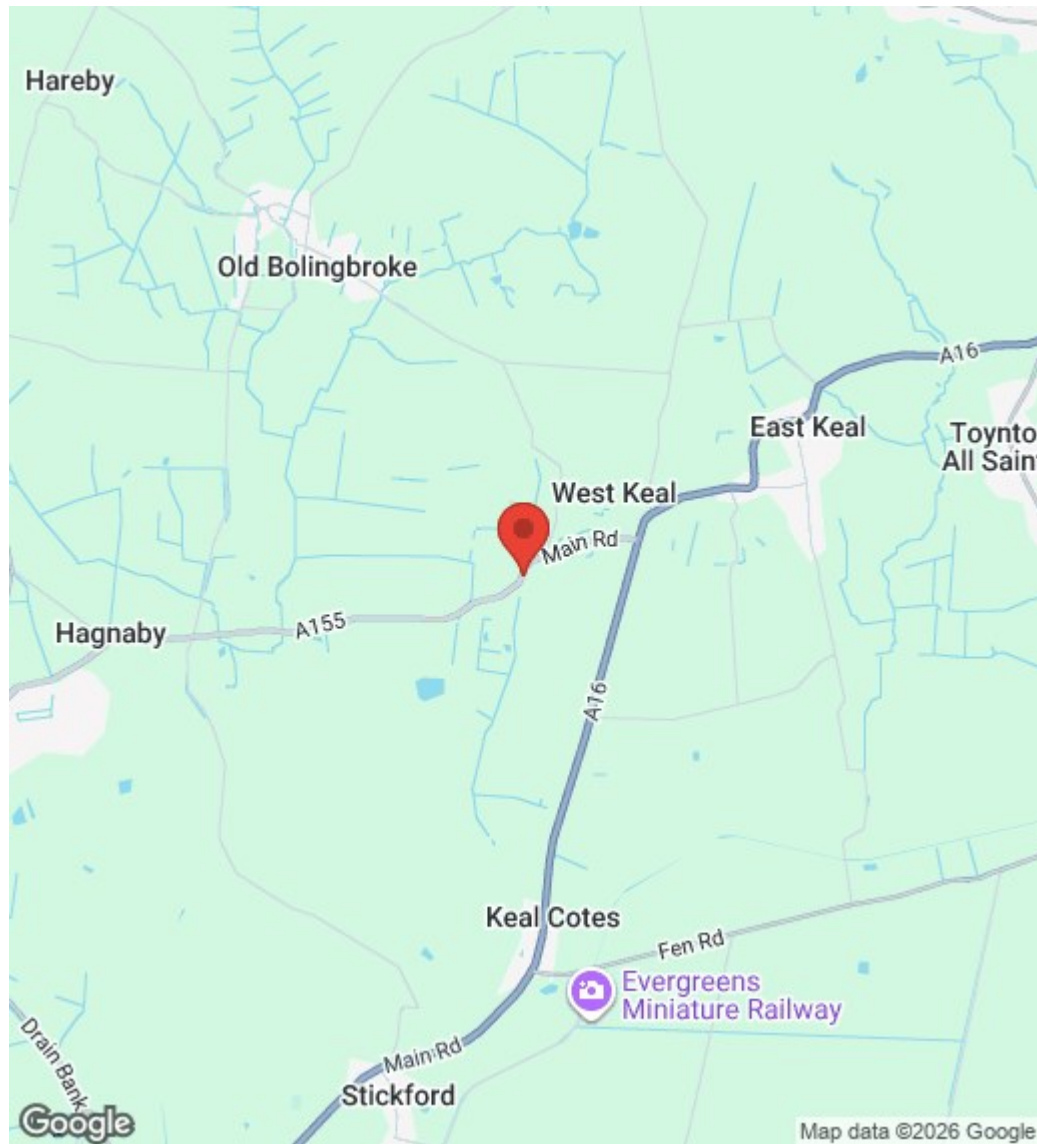
Website: www.robert-bell.org

Brochure prepared: 24th August 2026

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