



Willsons

The Briars, Hall Lane, West Keal

£345,000



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**Willsons**

SINCE 1842

The Briars, Hall Lane,  
West Keal, Spilsby,  
Lincolnshire, PE23 4BJ

## "AGENT'S COMMENTS"

*Offering exceptional presentation, this two bedroom detached bungalow with stunning landscaped gardens is located on a quiet rural village lane at the foot of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty and offers a professionally landscaped garden with stunning views of protected parkland and rolling hills beyond. With generous master bedroom with fitted furniture, stylish dining kitchen with integrated appliances, sizeable conservatory, family bathroom with both shower and bath and dual aspect living room. Externally, the wide block paved driveway leads to the oversized double garage; an enthusiasts delight, with further garden store/craft room and external WC to the rear. Benefitting from uPVC double glazing, oil-fired central heating and a stunning garden, this turn-key ready bungalow is brought to the market with no onward chain.*

## LOCATION

*West Keal is situated on the southern edge of the Lincolnshire Wolds and offers an active church and village hall with close amenities of East Keal including a post office, village stores, café, public house and being two miles to the south of the market town of Spilsby which is approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston bus routes and offers a number of clubs and societies for all ages.*



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### Front of Property

With wide block paved driveway providing dual width area of parking leading side of the property and onward to the oversized double garage to the rear complimented by corresponding block paved pathways running to the front and side of the property. The open-plan frontage is set to lawns with areas of decorative gravel and borders of dwarf hedging, additional pedestrian kerbside access via a winding pathway to the front door, borders of mature shrubs, plants and small trees with central raise brick planter, external socket and lighting, external wall tap, heating oil storage tank to one side and gated pedestrian access to the rear garden to both sides of the property.

### Internal Hallway

7'10" x 15'1" x 3'7" min (2.4m x 4.6m x 1.1m min )

'L'-shaped central entrance hallway into wide foyer area with intruder alarm controls, radiator, wall lighting, room thermostat, carpeted flooring, loft access with integrated ladder and partial boarding, large walk-in utility cupboard (1.8m x 0.6m) housing Firebird oil central heating boiler with built-in shelving, extractor fan, lighting and carpeted flooring, further airing cupboard housing immersion tank with built-in shelving over (1.0m x 0.6m) with carpeted flooring and hanging space.

### Living Room

14'9" x 13'1" (4.5m x 4.0m)

Light and bright dual aspect room with central chimney breast wall with electric fire, hearth and mantle, feature bow window, carpeted flooring and windows to the front and side of the property.

### Dining Kitchen

14'9" x 10'9" (4.5m x 3.3m)

With a range of wall and base units to include display cabinets, eye level oven and grill, ceramic hob with illuminated extractor hood over, ceramic sink with 1.5 bowls, drainer and mixer tap, integrated appliances to include dishwasher, under counter fridge, washing machine and tumble dryer, breakfast bar, radiator, tiled splashback, downlighting, vinyl flooring, wooden French doors to the conservatory and window with stunning aspects over the rear garden and views beyond.

### Conservatory

13'1" x 14'1" (4.0m x 4.3m)

Of dwarf wall and UPVC construction with polycarbonate pitched roof, two radiators, lighting, French ceramic gloss-finish tiled flooring, aspects to three sides, single door to the front of the property and French doors to the rear garden.

### Master Bedroom

13'9" x 12'5" (4.2m x 3.8m)

Sizeable master bedroom with full wall of fitted wardrobes with central mirror, integrated shelving and hanging space, corresponding fitted bedroom furniture to include dressing table vanity unit and matching draw storage, downlighting, carpeted flooring, radiator and window with aspects over the rear garden, rolling hills and open fields beyond.

### Bathroom

10'2" max x 8'2" (3.1m max x 2.5m)

Comprising shower cubicle with glazed shower screen, tiled surround and illuminated extractor over, built-in bath with tiled surround and individual taps to one corner, WC, wash basin, illuminated wall mirror, radiator, chrome towel radiator, partially tiled walls, downlighting, French tiled flooring and window with obscured glazing.

### Bedroom Two

9'10" x 11'9" (3.0m x 3.6m)

With radiator, window to the front of the property and carpeted flooring.

### West Facing Gardens with Views

Exceptional landscaped gardens providing a private, west facing sanctuary with two tier terracing of amphitheatre design with areas of decorative gravel, coloured concrete paving slab patio and pathways in elegant curved design, set to lawns with planting of mature shrubs, trees and plants, raised flower beds of low maintenance composite material, external wall tap and lighting, greenhouse, vegetable patch, wide garden storage area to the rear of the garage, boundaries of hedging and fencing, low maintenance composite fence and pedestrian gate to the driveway providing enclosed boundaries and extended views over park-land, open fields and onwards to the Lincolnshire Wolds.

### Oversized Double Garage

17'0" x 25'3" (5.2m x 7.7m)

A spacious double garage with two-and-over garage doors, power and lighting, independent fuse box, boarded loft space with built-in loft ladder, concrete flooring, built-in shelving and workbench, space accommodating American style freezer fridge freezer and partially glazed pedestrian door and window to the rear garden.

### Garden Store & External WC

12'5" x 6'6" (3.8m x 2.0m)

Located to the rear of the garage with built-in shelving, external WC, concrete flooring and partially glazed pedestrian door to the rear garden.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Energy Performance Certificate

The property has an energy rating of 'TBC'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number:

### Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below.

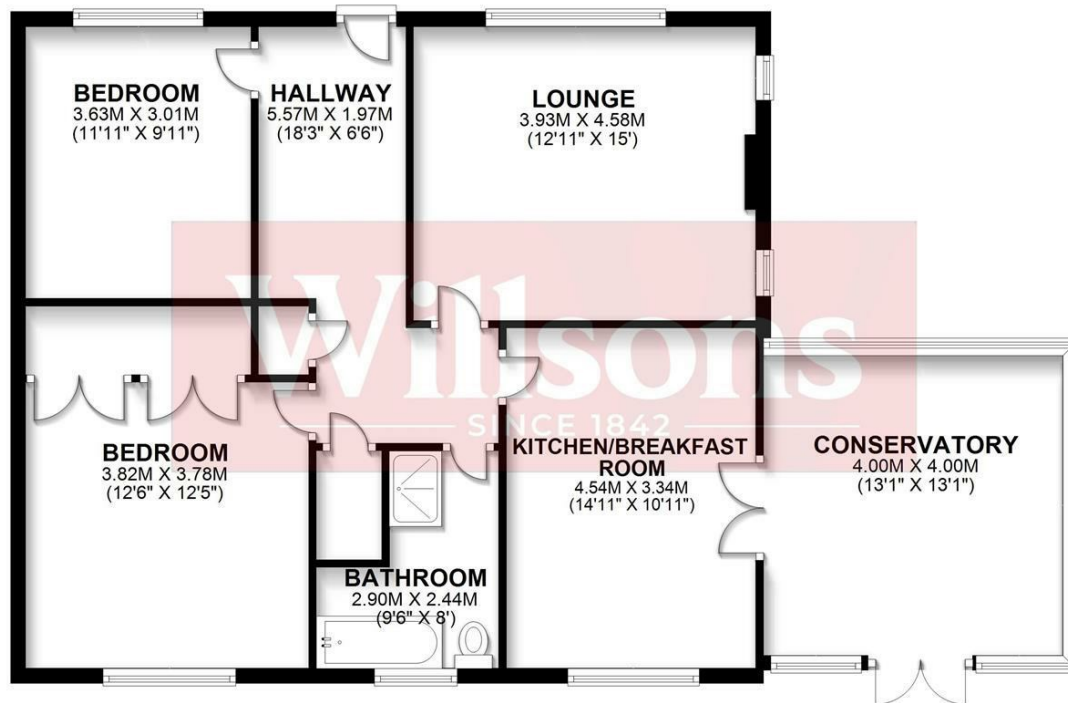
### Directions

From the A16 between Louth and Boston, on reaching the village of West Keal follow the A155 through the village, turning right into Hall Lane. The property can be found on the left after 250m.

What3words///melon.grows.outgrown



The Briers  
Hall Lane  
West Keal  
Spilsby  
PE23 4BJ



**FLOOR PLAN INC CONSERVATORY**

TOTAL AREA: APPROX. 100.0 SQ. METRES (1076.9 SQ. FEET)

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

