

3, Main Road

West Keal, PE23 4BE

BELL







NO ONWARD CHAIN! 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-serviced, 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

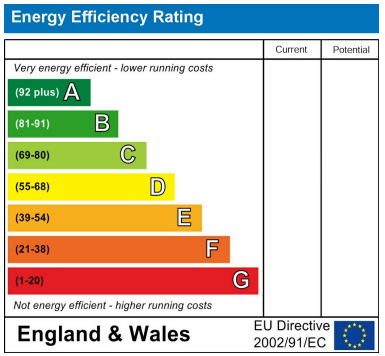
The property is approached to the front through five-bar gate and up a central, concreted driveway providing ample parking space for multiple vehicles and leading to the garage.

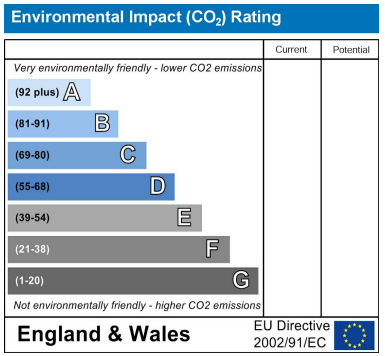
The front garden is laid to lawn with a small pond, mature evergreens and hedged boundaries; and faces South-West to enjoy the afternoon sun.

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.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

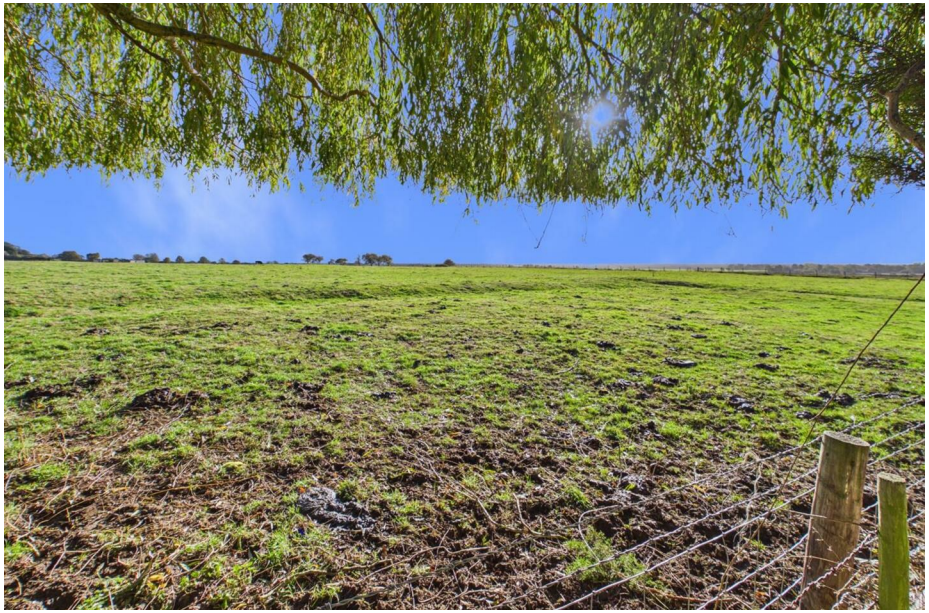
1216 ft²

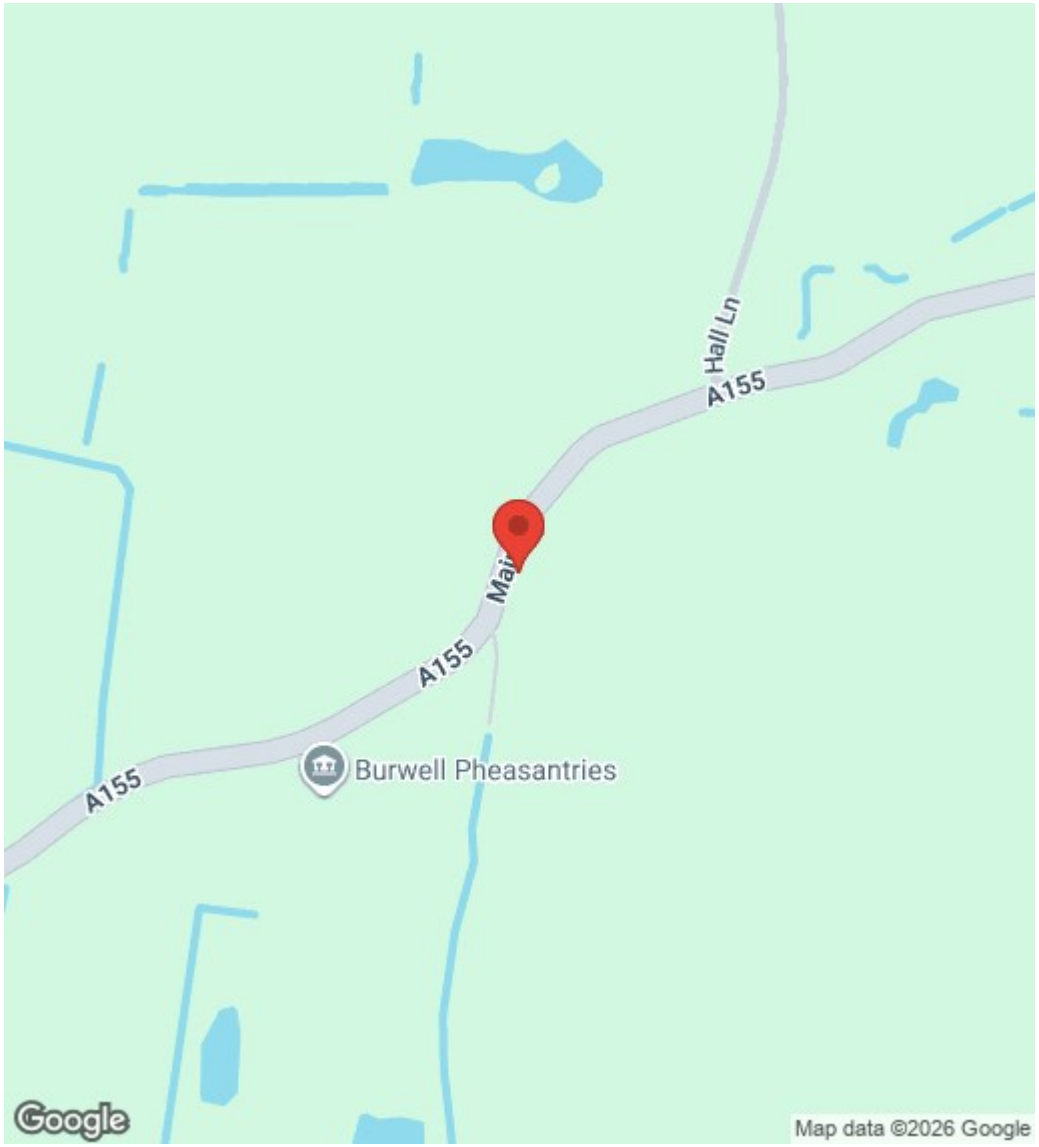
113.1 m²

(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: 27th October 2026

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.