



## Wolds End

2 Main Road, West Keal, Spilsby, Lincolnshire. PE23 4BE

**BELL**



## Wolds End

### 2 Main Road, West Keal

2 Main Road is an attractively appointed, detached bungalow, offering two spacious bedrooms; a large living room and an open plan dining – kitchen to the popular village of West Keal. With gardens to front and rear, large detached garage plus store, the property has been comprehensively updated and modernised by the current vendors, with the final garden space to be established by prospective purchasers.

Updates include a new external boiler, enhancements to the kitchen and bathroom, replacement windows, improvements to flooring, fencing; a new garage roof and door.

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 Coningsby/Tattershall are within a 16-mile radius, with a full range of services, amenities and schooling

#### ACCOMMODATION

**Dining Kitchen** having side entrance door, uPVC double glazed windows to front and sides; modern storage units to base and wall levels, sink and drainer to square edge worktop with space and connections for upright fridge-freezer, under-counter washing machine and further appliance, oven and hob beneath extractor canopy, Wood flooring, radiator, ceiling and wall lights. Double doors to:





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

**Hallway / Office** with wood flooring, radiator, loft access hatch, wall lights. Doors through to accommodation including:

**Bathroom** having uPVC double glazed obscure window to side aspect; bath with shower attachment and tiled surround, shower cubicle with monsoon and regular heads over, tiled surround wash hand basin to storage unit and low level WC. Wood effect flooring, heated towel rail, extractor fan and ceiling light.

**Bedroom 1** having uPVC double glazed window to rear; French doors and full height windows to side aspect; built in storage space, wood flooring, radiator, wall lights and power points.

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

#### OUTSIDE

The property is approached to the front via a gravel drive, to an open parking space suitable for multiple vehicles. Fledgling flowerbeds colour the front, which is contained by vehicle gates, mixed fencing and hedging.

Gates contain the side, accessing a hard-standing space which continues down to the **Single Garage**, and a store plus lean-to greenhouse behind.

The rear garden is initially laid to paved patio seating, looking across the sleeper-edge, fenced lawn. Beyond this child and pet friendly space is further garden, to be established, with access to the garage; mature trees and post and wire fencing containing the rear.

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

#### ENERGY PERFORMANCE RATING: D

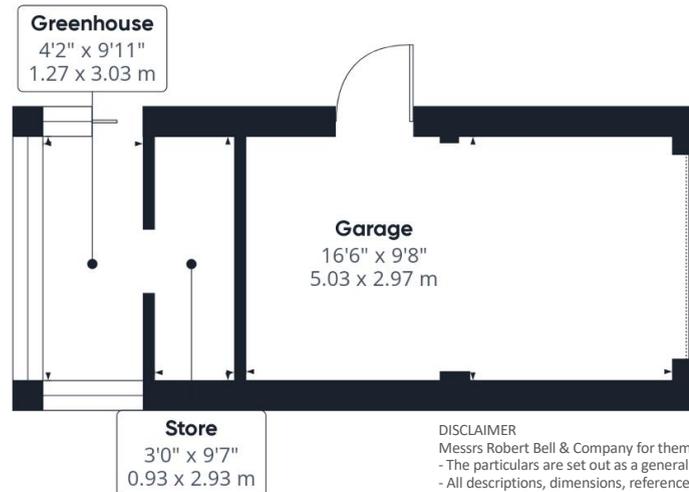
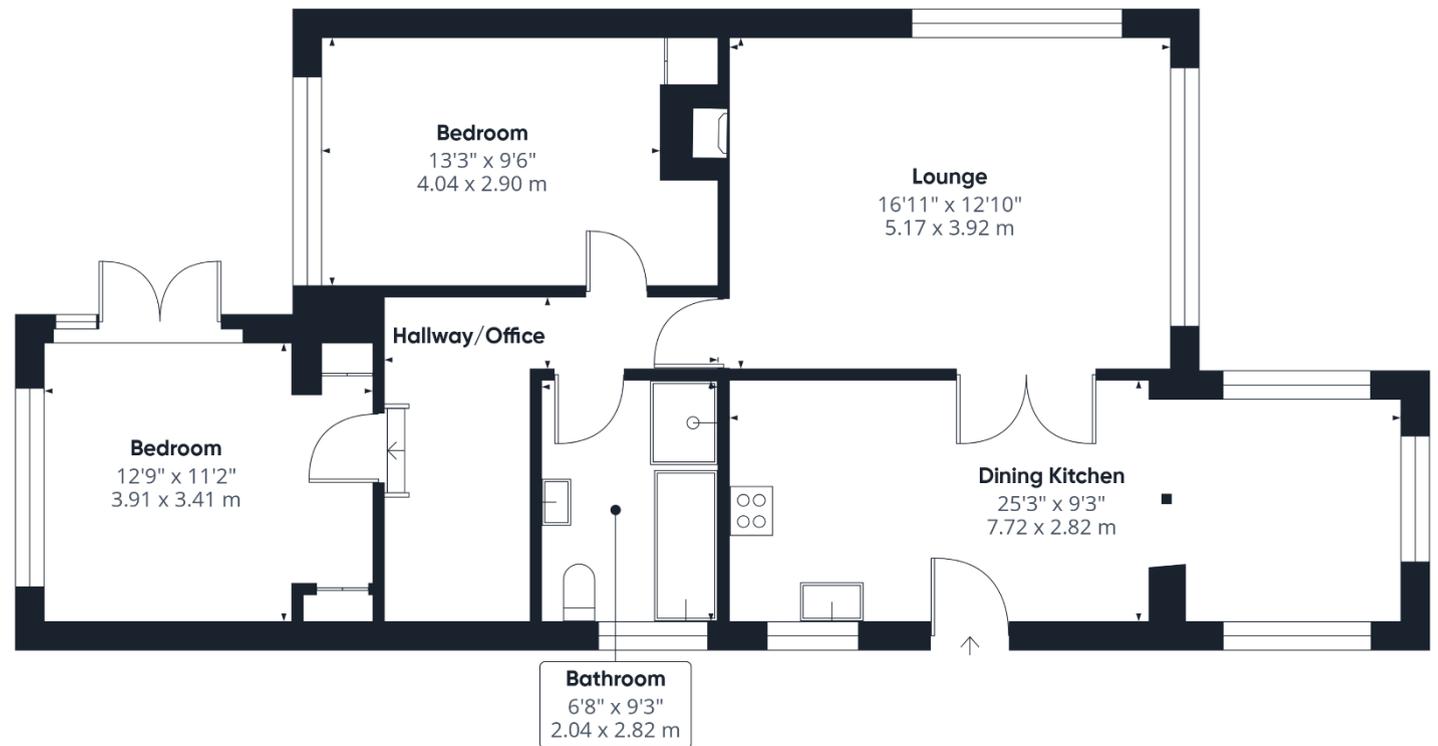
Oil fired central heating. Mains water, electric and drainage.

**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  
Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

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**Approximate total area<sup>(1)</sup>**

1134.34 ft<sup>2</sup>  
105.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

