



KING STREET, WEST DEEPING, PE6 9HP
£565,000 FREEHOLD

A BEAUTIFUL HOME SET IN VERY GENEROUS GARDENS AND ENJOYING WONDERFUL VIEWS OVER THE ADJOINING PADDOCKS WITH HORSES NUZZLING UP THE FENCE LINE. A VERSATILE SINGLE STOREY HOME WITH THREE DOUBLE BEDROOMS AND ATTRACTIVE LIVING SPACE.

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Set behind a low hedge and stone wall, you cross the extensive gravel driveway and under the canopy storm porch, with UPVC entrance door through to:

ENTRANCE HALL

21'1 x 5'1 a long light reception hall, with a warm and friendly greeting, recess bespoke coats rail and storage, radiator, power points and tiled flooring.

KITCHEN DAY ROOM

15'7 x 14'7 a lovely room with views over the garden and paddocks beyond, with UPVC window and glazed UPVC door to the rear aspect, comprising a range of classic base and eye level storage units, incorporating roll edged work surface with 1½ stainless steel sink inset and mixer tap over, tiled splash backs, glass fronted display units, fridge/freezer space, wall mounted boiler, range space with freestanding range and modern extractor fan over, plumbing and space for dishwasher, ample space for a table and comfy sofa to sit and chat on, radiator, power points, TV point and tiled flooring.

UTILITY ROOM

6'10 x 3'5 a neat and handy utility room, with window to the rear aspect, plumbing and space for washing machine, radiator, power points and space for tumble dryer.

SITTING ROOM

22'5 x 13' an inviting sitting room, a bold space that complements the generous size and natural light with UPVC bay window to the front aspect and UPVC French doors opening onto the rear gardens, dual radiators, a striking limestone fireplace with contemporary living flame gas fire inset, wall lights, power points and TV point.

DINING ROOM/SNUG

12' x 12' a great space full of charm, previous a comfortable snug now a place to dine and entertain, with UPVC bay window to the front aspect, feature fireplace with reclaimed brick inlay and timber mantle over, radiator, power points and wood effect flooring.

REAR HALL

An independent hallway giving access to the bedrooms and shower rooms.

BEDROOM

15'8 x 10'9 a lovely light bedroom with UPVC bay window and further UPVC window to the front aspect, radiator, power points and TV point.

BEDROOM

11'11 x 10'10 another double bedroom with UPVC window to the side aspect, radiator and power points.

BEDROOM

10' x 9'11 a third double bedroom with UPVC window to the rear aspect and views over the garden, radiator, power points and loft access.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and over size walk in shower area with glass screen and shower over, ceiling spotlights, contemporary heated towel rail, fully tiled walls and tiled flooring.

SHOWER ROOM

A second shower room for guests and family, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with glass doors and shower over, fully tiled walls, tiled floor, ceiling spotlights and radiator.

OUTSIDE

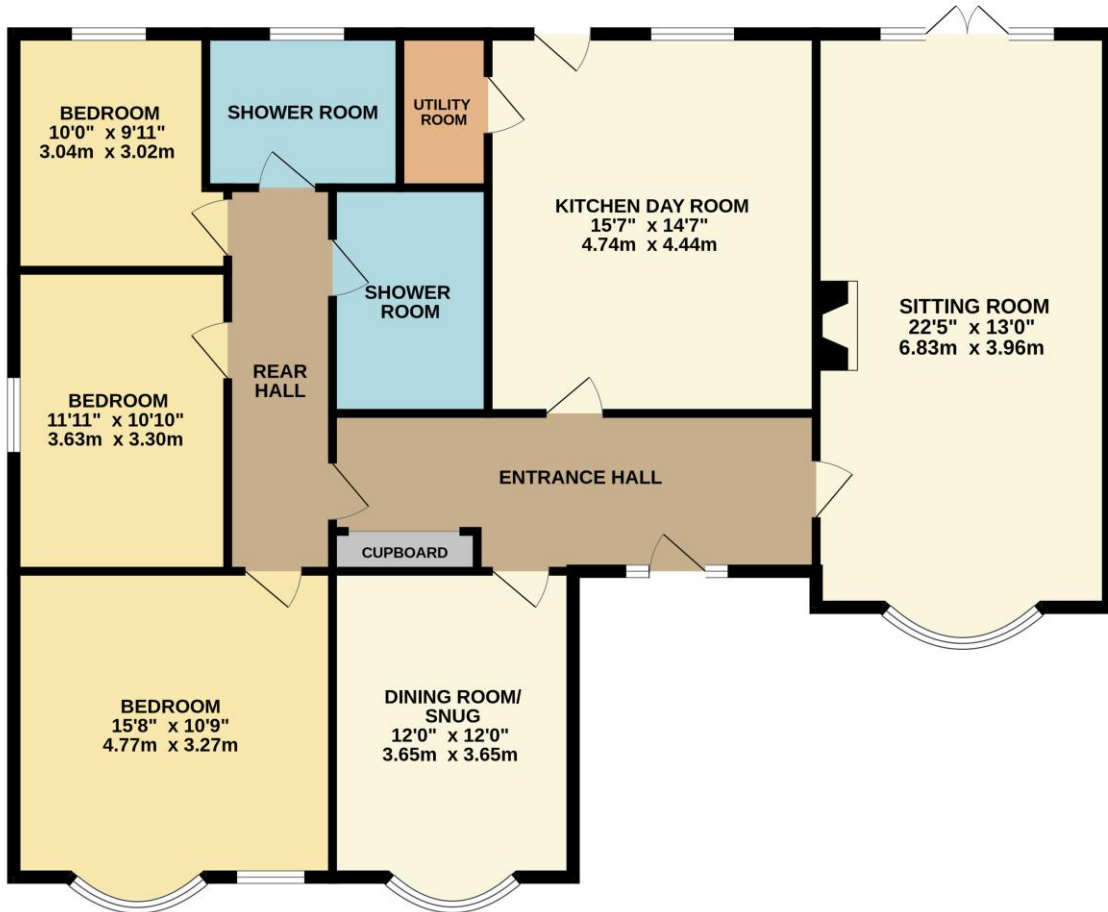
A superb position, within the ever popular village of West Deeping, set proudly along the causeway behind low heading and stone wall, there is an extensive gravel driveway offering off road parking for numerous vehicles and even space for a caravan or trailer, gated side access leads to the rear gardens which is a great size especially after a purchase of additional land to the rear the property, doubling the garden size. Long lawns with mature hedging and well stocked beds and borders, enclosed by stone wall and fencing with post and rail fencing to the rear which adjoins the surrounding paddocks.

TIMBER SUMMER HOUSE

An outdoor summer lounge, music room or games room, whatever you would like with French doors on to the gardens and enjoying those views over the paddocks.



GROUND FLOOR
1534 sq.ft. (142.5 sq.m.) approx.



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		70	81
	EU Directive 2002/91/EC		



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