



**HORSEGATE, DEEPING ST JAMES, PE6 8EW**  
**£575,000 FREEHOLD**

A fantastic family home, individually designed and built to a high standard, set in a popular non estate location with generous frontage to the causeway. Generous living space with four receptions, four double bedrooms and two en suites, enjoying southerly facing rear gardens.

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Set back from the roadway with a wide impressive frontage, you cross the extensive driveway and under the canopy storm porch, with UPVC entrance door through to:

#### ENTRANCE HALL

An attractive reception hall greets you with stairs to the first-floor accommodation, handy understairs storage, underfloor heating and power points.

#### CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, underfloor heating, extractor fan and ½ tiled walls.

#### SNUG/HOME OFFICE

11'1 x 9'6 a versatile living space with UPVC window to the front aspect, underfloor heating, power points, TV point and wood effect flooring.

#### SITTING ROOM

15'9 X 15'10 a generous reception room with UPVC bay window to the front aspect, and UPVC French doors to the rear aspect, feature limestone fireplace with gas fire inset, power points, TV point and underfloor heating.

#### CONSERVATORY/GARDEN ROOM

15'1 x 9'5 a bright and inviting living space with UPVC bi-fold doors onto the southerly facing rear gardens, wood effect flooring and wall lights.

#### DINING ROOM

11'3 x 13'8 a great space to entertain with UPVC window to the rear aspect and further UPVC window to the side aspect, power points and underfloor heating.

#### KITCHEN/BREAKFAST

19'6 x 11'6 a lovely space with UPVC window to the front aspect and UPVC French doors to the rear aspect, comprising a range of quality base and eye level storage units, incorporating roll edge work, integrated double oven and four ring hob, integrated fridge, central island unit with sink inset and mixer tap over, fridge/freezer space, tiled splashbacks, ceiling spotlights and underfloor heating.

#### REAR LOBBY

With UPVC window to the rear aspect and part glazed door, tiled flooring and ceiling spotlights.

#### CLOAKROOM

With frosted UPVC window to the rear aspect, comprising a modern two piece suite, low level WC and wash hand basin, tiled flooring.

#### LANDING

With UPVC window to the front aspect and door spanning out to:

#### PRINCIPAL BEDROOM

15'9 x 15'10 a fantastic principal bedroom with dual aspect UPVC windows to the front and rear, radiator, power points and TV point.

#### EN SUITE

With frosted UPVC window to the rear aspect, comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with dual shower heads, fully tiled walls, chrome heated towel rail and tiled flooring.

#### BEDROOM

11'2 x 9'6 with UPVC window to the front aspect, radiator, power points and TV point.

#### BATHROOM

11'8 x 6'3 with frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath, ½ tiled walls, tiled flooring and ceiling spotlights.

#### BEDROOM

11'4 x 13'9 with dual aspects UPVC windows to the front and side, radiator and power points.

#### BEDROOM

11'8 x 9'1 with UPVC window to the rear aspect, radiator and power points.

#### EN SUITE

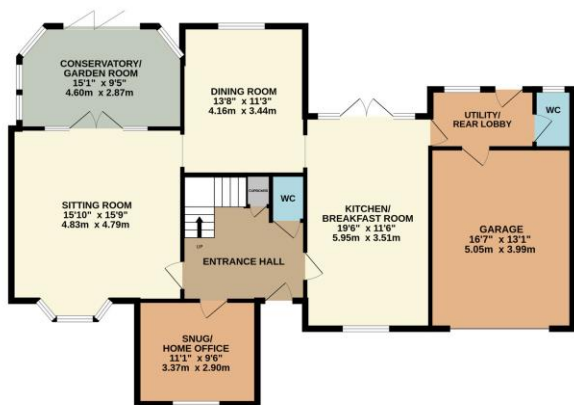
With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle, chrome heated towel rail, ½ tiled walls and tiled flooring, opening through to a VANITY AREA with Velux window to the rear aspect, tiled flooring and airing cupboard.

#### OUTSIDE

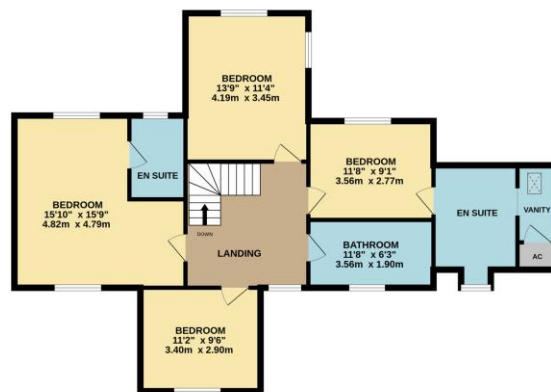
Set along a popular non estate causeway, the wide frontage is impressive, mainly laid to lawn with extensive gravel driveway offering off road parking for numerous vehicles and leading to SINGLE GARAGE 16'7 x 13'1 with up and over door and wall mounted boiler. Gated side access leads to the rear gardens which enjoy a southerly facing aspect and good degree of privacy, enclosed by panel fencing with neat, shaped lawns and extended Indian stone patio seating, well stocked borders with mature trees and shrubs, gravel beds and timber shed.



GROUND FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 2223 sq.ft. (206.5 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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