



PARK ROAD, DEEPING ST JAMES, PE6 8NF
£335,000 FREEHOLD

A WARM AND WELCOMING DETACHED FAMILY HOME, JUST A SHORT STROLL TO RIVERSIDE WALKS, ENJOYING SOUTH AND WEST FACING GARDENS TO THE SIDE AND REAR ALONG WITH GENEROUS PARKING AND TANDEM GARAGE. THREE BEDROOMS, PRINCIPAL WITH EN SUITE, A GOOD SIZE SITTING ROOM AND AMPLE SPACE IN THE FAMILY KITCHEN.

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Set along a popular non estate causeway, minutes from riverside walks, you cross the huge driveway and up to the UPVC entrance door and through to:

ENTRANCE HALL

A bright and welcoming reception greets you, with stairs to the first-floor accommodation, handy under stairs storage, radiator and power points.

BATHROOM

With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and corner spa bath with shower over, fully tiled walls, radiator, ceiling spotlights and extractor fan.

KITCHEN DINING ROOM

19'5 x 11'5 a lovely light room with UPVC bow window to the front aspect and dual UPVC windows to the side, comprising a range of solid wood fronted base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, cooker space, fridge space, radiator, power points, ceiling spotlights and tiled flooring.

UTILITY ROOM

12'4 x 8'1 a generous utility room with UPVC window to the side aspect and UPVC door into the south facing patio, comprising a range of base level storage units, incorporating roll edge work surface with stainless sink inset and mixer tap over, plumbing and space for washing machine, space for tumble dryer, power points, fully

tiled walls and tiled flooring.

SITTING ROOM

17'11 x 12'3 a wonderful room, another bright space with dual UPVC windows to the rear aspect and UPVC sliding patio doors onto the south facing patio seating area, tiled flooring in a wood effect, feature fireplace with gas fire inset, radiator, power points and TV point.

LANDING

With UPVC window to the side aspect, loft access, recessed storage cupboard housing wall mounted boiler, further recessed double storage cupboard.

CLOAKROOM

With UPVC window to the side aspect, low level WC and wash hand basin, radiator and fully tiled walls.

BEDROOM

14'5 x 11'10 a great double bedroom with UPVC window to the side aspect, fitted double and single wardrobes with hanging rails and shelving, radiator and power points.

BEDROOM

9'7 x 7'11 with UPVC window to the side aspect, radiator and power points.

BEDROOM

14'10 x 11'8 another bright double bedroom with UPVC windows to the front and side aspects, fitted bedroom furniture including double and single wardrobes, overhead storage and drawer units, radiator, power points and TV point.

EN SUITE WET ROOM

Comprising a cleverly arranged suite with low level WC, wash hand basin set in vanity unit and wet area with rain shower over, fully tiled walls and tiled flooring with inset drainage, chrome heated towel rail and extractor fan.

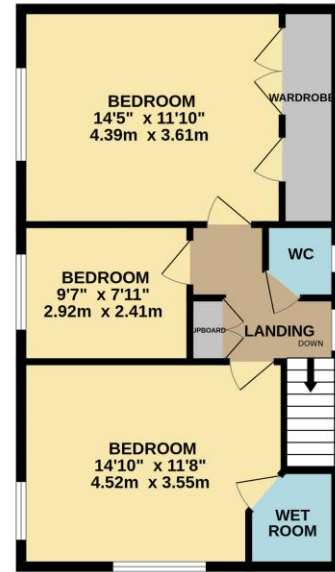
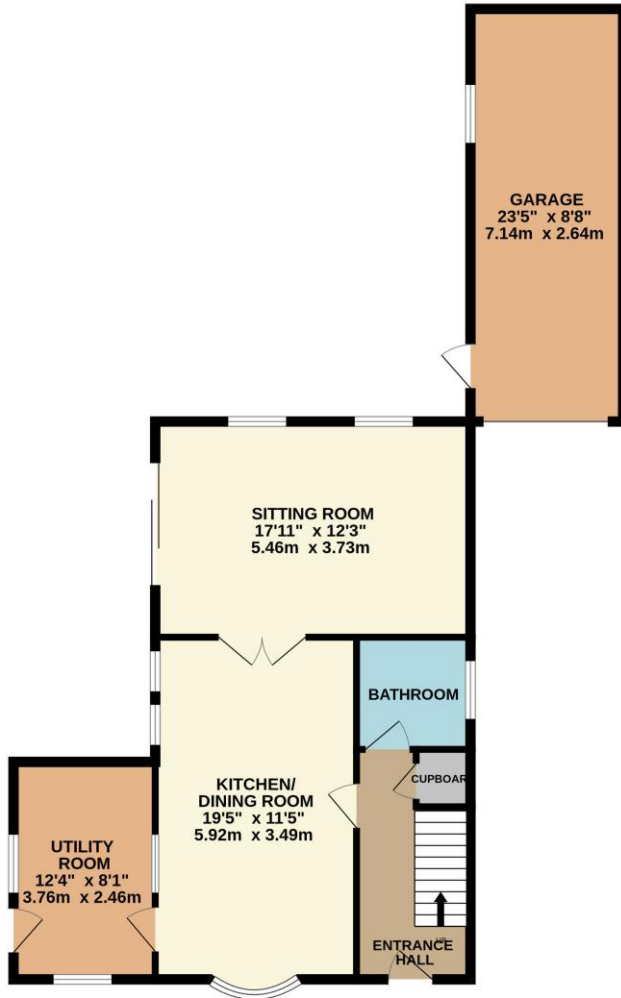
OUTSIDE

A great location, very easy for the senior school and just a few minutes from riverside walks, the frontage has been completely block paved and offer ample parking for multiple vehicles leading to a **TANDEM GARAGE** 23'5 x 8'8 with electric up and over door, power and light connected. Gated side access leads to the side and rear gardens enclosed by panel fencing with extensive south facing patio seating area opening onto the westerly facing rear gardens, with neat lawns, further patio seating, timber store and timber shed/games room 15'6 x 7'8 with power and light connected.



GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.8 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		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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