



**EASTGATE, DEEPING ST JAMES, PE6 8HH**  
**£375,000 FREEHOLD**

A DELIGHTFUL STONE COTTAGE FULL OF CHARM AND ECCENTRICITIES, SET ALONG ONE OF THE PREMIER ROADWAYS IN DEEPING. IN THE SAME FAMILY FOR OVER FOUR DECADES AND READY FOR ITS NEXT CUSTODIANS, THREE RECEPTIONS, THREE BEDROOMS AND BEAUTIFUL COTTAGE GARDENS

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A quite beautiful approach to this wonderful cottage with a lovely floral frontage and steps down to the part glazed entrance door through to:

#### ENTRANCE HALL

17'3 9max x 13'4 (max) L shape a lovely bright space with open tread stairs winding around to the first-floor accommodation, with UPVC window to the front aspect, handy and ample downstairs storage, exposed timber beams, radiator, power points and parquet flooring

#### CLOAKROOM

With frosted UPVC window to the front aspect, comprising a two-piece suite, low level WC and wash hand basin set in vanity unit, chrome towel rail and wood effect flooring.

#### SITTING ROOM

17'4 x 14'5 a proper cottage reception room with UPVC window overlooking the floral gardens, exposed timber beams and grand stone fireplace with timber mantle over, wall light points, radiator, power points and TV point, finished with parquet flooring dual archway either side of the fireplace open through to:

#### DINING ROOM/SNUG

14'7 x 9'10 an inviting space with exposed stone chimney breast and timber beams, radiator, power points and wood effect flooring with double doors opening through to:

#### FAMILY ROOM

13'11 x 9'3 a fantastic addition to the living space versatile and bright with vaulted ceiling and twin Velux windows to the rear aspect, bespoke triangle windows to the side and UPVC French doors opening onto the long cottage gardens.

#### KITCHEN

10' x 10'7 with UPVC window to the rear aspect and part glazed UPVC door onto the rear gardens, comprising a range of shaker style base and eye level storage units, incorporating roll edge work surface with 1 ¼ stainless steel sink inset with mixer tap over, integrated oven and five ring gas hob with stainless steel extractor fan over, integrated fridge and freezer, integrated slimline dishwasher, plumbing and space for washing machine, power points and tiled flooring.

#### LANDING

With UPVC window to the rear aspect overlooking the long cottage gardens, loft access (housing central heating boiler) recessed storage cupboard and power point.

#### BEDROOM

13'10 x 6'3 currently a versatile home office with UPVC window to the rear aspect, recessed storage cupboard, radiator and power points.

#### BATHROOM

10'1 x 7'3 with frosted UPVC window to the rear aspect, comprising a four-piece suite, low level WC, wash hand basin, panel bath and corner shower cubicle with shower over, fully tiled walls and chrome heated towel rail.

#### BEDROOM

14'8 x 8'8 space for a double with UPVC window to the rear aspect, recessed double wardrobe, radiator and power points.

#### PRINCIPAL BEDROOM

16'8 x 14'6 a good-sized main bedroom with UPVC window to the front aspect, recessed storage cupboard, radiator and power points.

#### OUTSIDE

Set along a premier roadway with the Deepings, sits this pretty cottage, the frontage is an abundance of floral and colour with steps down to the entrance, there is vehicle access to the side to a SINGLE GARAGE 16'1 x 9'1 with up and over door, plenty of scope to open it up and add addition parking to the rear of the current gardens. the rear cottage gardens are in keeping with the attractive abode, enclosed by stone walling, fencing and mature hedging. The long-shaped lawns are flanked by pretty well stocked floral and shrub beds with the garden path meandering along the middle, to the rear of the plot is ample space for potting sheds and green house.



GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 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 |
|---|---|-------------------------|-----------|
| 100% energy efficient - lower running costs |   |                         |           |
| (82+)                                       | A |                         |           |
| (61-81)                                     | B |                         | 85        |
| (49-60)                                     | C |                         |           |
| (35-48)                                     | D | 61                      |           |
| (29-34)                                     | E |                         |           |
| (21-28)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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