



CHURCH STREET, DEEPING ST JAMES, PE6 8HF
£415,000 FREEHOLD

An attractive established cottage, set on the banks of the river Welland, cleverly extended in recent years, blending the original fabric of the 1902 cottage with a contemporary modern day living style. A fantastic home in the most wonderful setting.

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Across the double width driveway and up to the recently added modern entrance door, through to:

DINING ROOM

14'1 x 9'11 (min) a warm and versatile living space with UPVC panels and door to the side aspect, with exposed stonework and attractive cast range, radiator, power points, understairs storage and oak effect flooring.

KITCHEN DAY/SNUG

22'6 x 9'6 a spectacular living space with thought and design elements throughout, linking the original fabric of the cottage with a modern-day use, your eyes are drawn upwards to the vaulted ceiling and exposed A frame painted timbers above with dual Velux window allowing the south facing sun through ample space for a corner sofa and bi-fold doors that open on to the attractive riverside gardens. The KITCHEN AREA has been finished with a range of modern base and eye level storage units incorporating roll edge work surface and stainless-steel sink inset with mixer tap over, comprising a range of integrated appliances including fridge and freezer, integrated top loading dishwasher, integrated oven and four ring hob with new external extracting fan over, plumbing and space for washing machine, concealed wall mounted boiler. The modern high gloss finish complements the exposed stonework and sturdy painted timber beams, along with the superb views over the garden and river beyond, radiator, power points and oak effect flooring, opening through to:

INNER LOBBY

With stairs to the first-floor accommodation, radiator and access through to:

SITTING ROOM

13'11 x 11'5 a cozy room with a bold finish, with UPVC window to front aspect, with bespoke book shelving hiding the original front door, a striking fireplace with cast wood burner inset, finished with oak effect flooring, radiator, power points and TV point.

LANDING

With stairs to the second floor and stripped timber doors, spanning out to:

GUEST BEDROOM

10'3 x 9'11 a good double bedroom with UPVC window to rear aspect and views over the river, recessed storage cupboard, radiator and power points.

BATHROOM

9'11 x 8'8 a lovely room with UPVC window to rear aspect and comprising a classic three-piece suite, low level WC, pedestal wash hand and tongue and groove panel bath with electric shower over, tiled splash backs and part timber panelling to the walls, recessed airing cupboard.

BEDROOM/HOME OFFICE

13'10 x 7'5 with UPVC window to front aspect, attractive exposed brick work and recessed alcove with shelving, radiator and power points.

SECOND FLOOR LANDING

Opening directly into the principal bedroom.

BEDROOM

13' x 10'6 a lovely room with large Velux window to the rear aspect and further UPVC window to side aspect, bespoke recessed wardrobes with hanging rails and shelving, large over stairs storage cupboard, radiator, power points and TV point

OUTSIDE

A wonderful location on the banks of the river Welland, south facing to the rear and designed to take full advantage of the position. The frontage is partially enclosed with new fencing, with block paved driveway with part covered carport and ample parking for two- three vehicles leading to a GARAGE/WORKSHOP with remote up and over door, power and light connected, with stable door into the gardens. As mentioned, the rear garden enjoys a southerly aspect and has been tiered with extended patio seating and lawns with a selection of mature shrubs and a timber store shed, stone steps to the lower tier, and the riverbank with dual decking areas to sit and enjoy the river side surroundings with a cold beer in the summer.





TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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			
A	(92+)		
B	(81-91)		84
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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