



**LOCKS CLOSE, DEEPING ST JAMES, PE6 8RA**  
**£415,000 FREEHOLD**

A MUCH IMPROVED AND CLEVERLY EXTENDED FAMILY HOME, SET TOWARD THE END OF A POPULAR ESTABLISHED ENCLAVE JUST MINUTES FROM SCOUT ISLAND AND RIVERSIDE WALKS. GREATLY IMPROVED IN RECENT YEARS WITH GENEROUS AND VERSATILE LIVING SPACE, AND A STRIKING PRINCIPAL BEDROOM SUITE

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Set toward the end of a popular enclave just minutes from scout island and riverside walks, you cross the extended driveway and up to the modern composite entrance door opening through to:

#### ENTRANCE HALL

A bright and modern finish greets you finished with tiled floor, with stairs to the first-floor accommodation, understairs storage and vertical radiator.

#### CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, heated towel rail, extractor fan and modern ½ tiled walls.

#### SITTING ROOM

14'11 x 12'5 a light room with UPVC picture window to the front aspect, finished with tiled flooring, feature fire surround, radiator, power points and TV point.

#### KITCHEN DAY ROOM

18'9 x 11'6 a great space for the family to gather, recently refurbished in a contemporary style, with UPVC window to the rear and UPVC French doors onto the westerly facing rear gardens, comprising a range of refurbished base and eye level storage units incorporating straight edged work surface with sink inset and mixer tap over, integrated double oven and four ring hob with extractor fan over, plumbing and space for dishwasher, space for fridge freezer, breakfast bar, power points and tiled flooring.

#### DINING FAMILY ROOM

13'10 x 7'5 a great addition to the living space, a versatile room with UPVC window to the rear and UPVC French doors to the side aspect, radiator, power points and finished with wood effect flooring.

#### UTILITY ROOM

7'8 x 5'9 a handy space with part glazed UPVC door to the side aspect, roll edge work surface with plumbing and space for washing machine, radiator, power points and tiled flooring.

#### BEDROOM FOUR/HOME OFFICE

11'1 x 7'6 another versatile space a ground floor bedroom, snug or home office with UPVC window to the side aspect, tiled flooring, under floor heating, ceiling spotlights and power points.

#### LANDING

With loft access and recessed storage cupboard.

#### BEDROOM

12'7 x 11'1 a good double bedroom with UPVC window to the rear aspect, radiator, power points and TV point

#### BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and curved panel bath with shower over and glass screen, tiled splash backs, chrome heated towel rail and tiled flooring.

#### BEDROOM

14'1 x 11'1 a great guest room with UPVC window to the front aspect, radiator, power points and TV point.

#### EN SUITE

With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and curved panel bath with train shower over, tiled splashbacks and wood effect flooring.

#### PRINCIPAL BEDROOM

10'11 x 16'9 (min) opening to 24'8 a wonderful principal suite with UPVC French doors to the rear aspect and further UPVC window to the side, finished with wood effect flooring radiator, power

points and TV point opening through to:

#### DRESSING ROOM

7'2 x 7'6 comprising a range of bespoke fitted bedroom furniture with triple wardrobe, vanity unit and drawer units, wood effect flooring.

#### EN SUITE

A luxury en suite with frosted UPVC window to the front aspect, comprising a quality four-piece suite, low level WC, wide wash hand basin set in vanity unit, oval bath with shower attachment and walk in wet area with glass screen and shower over, dual recessed heated towel rails, extractor fan, modern tiling and ceiling spotlights.

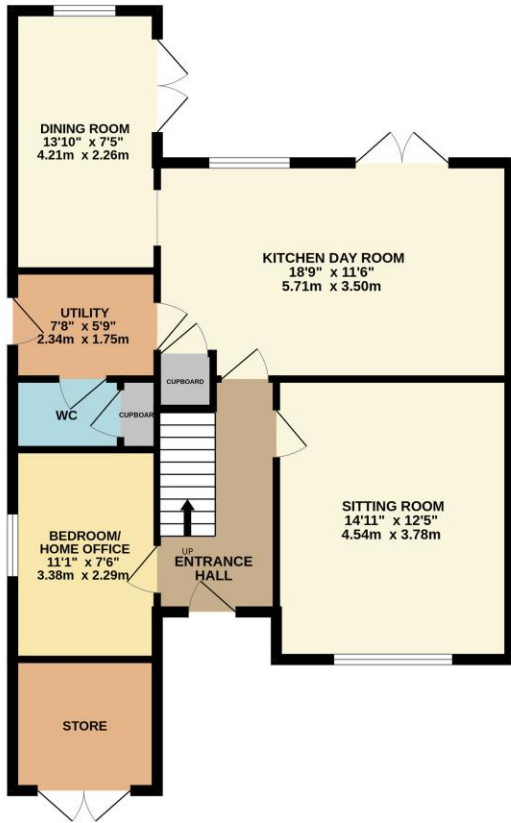
#### OUTSIDE

Set along a popular enclave close to scout island and riverside walks, the frontage is open and gravelled offering extended parking for at least three vehicles leading to STORE with double doors, wall mounted boiler, power points and tiled flooring. Gated access to the westerly facing rear gardens, which are enclosed by panel fencing, hard landscaped with extensive patio seating ideal for entertaining, sleeper edged borders with inset trees and shrubs.

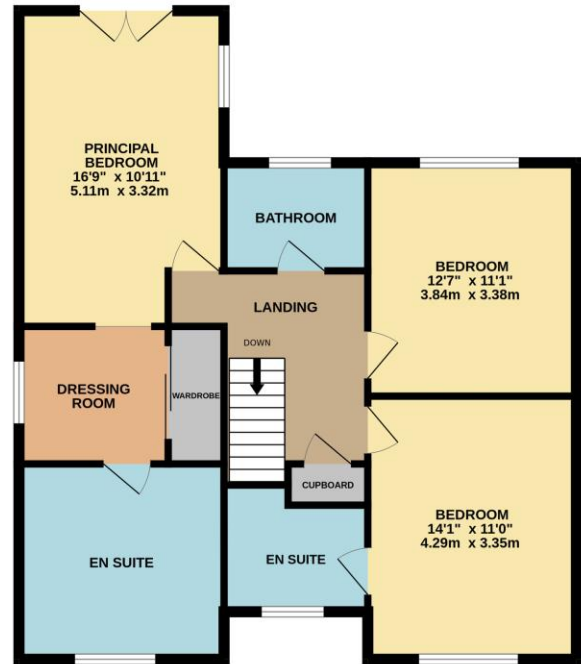




GROUND FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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 |                         | 83        |
| (69-80)                                     | C | 73                      |           |
| (55-68)                                     | D |                         |           |
| (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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