



TYGHES CLOSE, DEEPING ST JAMES, PE6 8NS
£240,000 FREEHOLD

A lovely established semi-detached family home, well located close to local amenities and schools. Bright and airy throughout, two reception rooms and three bedrooms, tandem length garage and extended parking, enjoying westerly facing rear gardens.

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Across the extended driveway and along the garden path and up to the UPVC entrance door, opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with stairs leading to the first floor accommodation, finished with wood effect flooring, handy recessed storage cupboard, radiator and power points.

SITTING ROOM

12'2 x 12'9 a light living room with UPVC picture window to the front aspect, finished with wood effect flooring, radiator, power points and TV point.

DINING/FAMILY ROOM

9'2 x 9'10 a versatile room, a great play area or dining with UPVC sliding patio doors to the rear aspect onto the westerly facing gardens, radiator and power points.

KITCHEN

8'11 x 9'4 another light room with UPVC window to the rear aspect and part glazed UPVC door into the rear lobby, comprising a range of modern high gloss base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and hob with extractor hood over, fridge space, plumbing and space for washing, dual recessed storage cupboards, power points and tiled flooring.

REAR LOBBY

With UPVC window to the rear aspect and part glazed UPVC door to the side, onto the

gardens.

LANDING

With loft access and doors spanning out to:

BATHROOM

With dual frosted UPVC windows to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over, tiled splash backs and aqua-boarding, chrome heated towel rail and recessed airing cupboard housing wall mounted boiler and water tank, ceiling spotlights and extractor fan.

BEDROOM

10'11 x 11'4 with UPVC window to the rear aspect, radiator and power points

BEDROOM

11'9 x 10'1 (min) 11'9 (max) with UPVC picture window to the front aspect, radiator, power points and TV point.

BEDROOM

8'3 x 7'5 with UPVC window to the front aspect, radiator and power points.

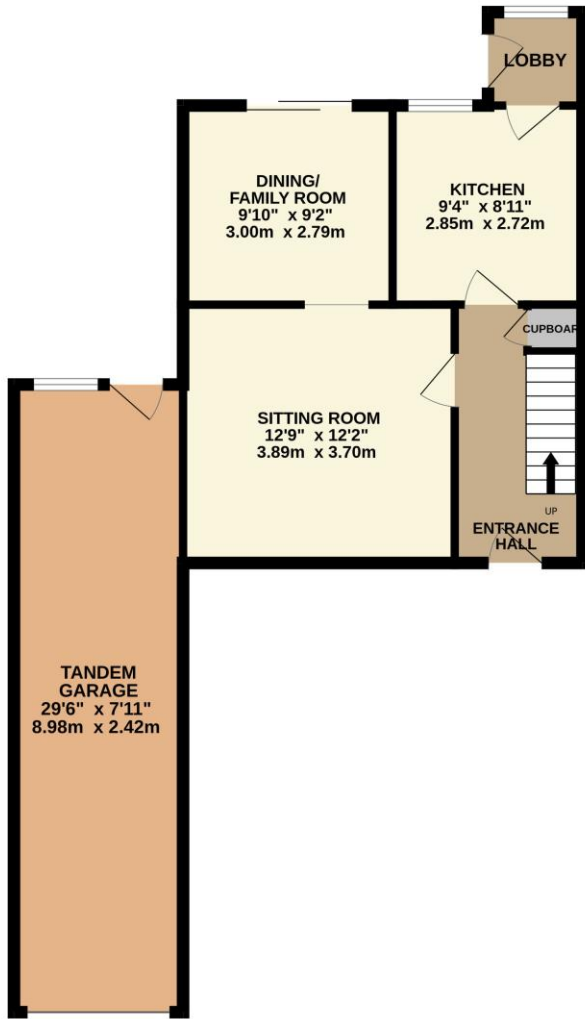
OUTSIDE

Well located toward the end of a popular enclave, the neat frontage is open and laid to lawn and gravel, gravel parking area and concrete driveway leads to a TANDEM GARAGE 29'6 x 7'10 with up and over door, power and light connected and pedestrian door to the rear. The rear gardens are enclosed and benefits from adjoining bungalow at the end of the garden offering

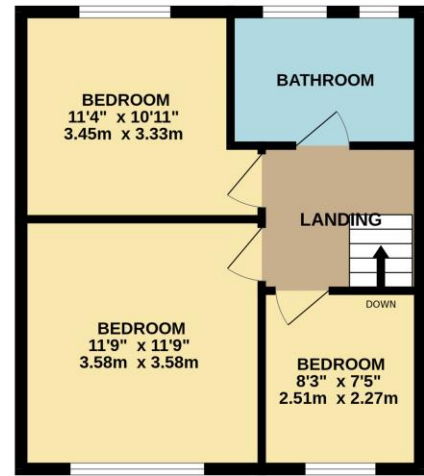
a good degree of privacy, enclosed by fencing and mature hedging, mainly laid to lawn with patio seating, further gravelled area to the rear of the garage.



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 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)	83	86
C	(69-80)		
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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