



THACKERS WAY, DEEPING ST JAMES, PE6 8HP
£247,500 FREEHOLD

An established link detached family home, well located for schools and just a 10-minute stroll into the town. Cleverly extended to add a utility room, downstairs cloakroom and boot room, with a long light lounge dining room and three bedrooms, sold with the advantage of no upward chain.

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Across the driveway and lawned frontage and under the canopy storm porch with UPVC entrance door through to:

ENTRANCE HALL

With stairs to the first-floor accommodation, radiator, power point and finished with wood effect flooring.

LOUNGE DINING ROOM

22'8 x 10'11 (max) 7'10 (min) a lovely long light room with UPVC bay window to the front aspect and glazed UPVC door to the rear, dual radiators, power points and TV point.

KITCHEN

10'8 x 8'10 with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, integrated oven and four ring hob with extractor fan over, recessed pantry with shelving, tiled splash backs and tiled flooring.

UTILITY ROOM

10'7 x 7'5 with pedestrian door through to the garage, eye level storage units, roll edge work surface, plumbing and space for washing machine, fridge and freezer space, space for tumble dryer, power points and tiled flooring.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin set in vanity unit, tiled flooring and extractor fan.

BOOT ROOM/BREAKFAST AREA

7'4 x 8' a versatile space with UPVC window to the rear aspect and part glazed door to the side, tiled flooring and wall mounted boiler.

LANDING

With UPVC window to the side aspect, recessed airing cupboard and doors spanning out to:

BEDROOM

11'7 x 9'9 a good double bedroom with UPVC window to the front aspect, radiator, power points and built in double wardrobe.

BEDROOM

9'9 (min) x 8'7 with UPVC window to the rear aspect, radiator power points and recess.

BEDROOM

7'2 x 8'6 with UPVC window to the front aspect, radiator and power points.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with electric shower over, fully tiled walls, radiator, panelled ceiling and wood effect flooring.

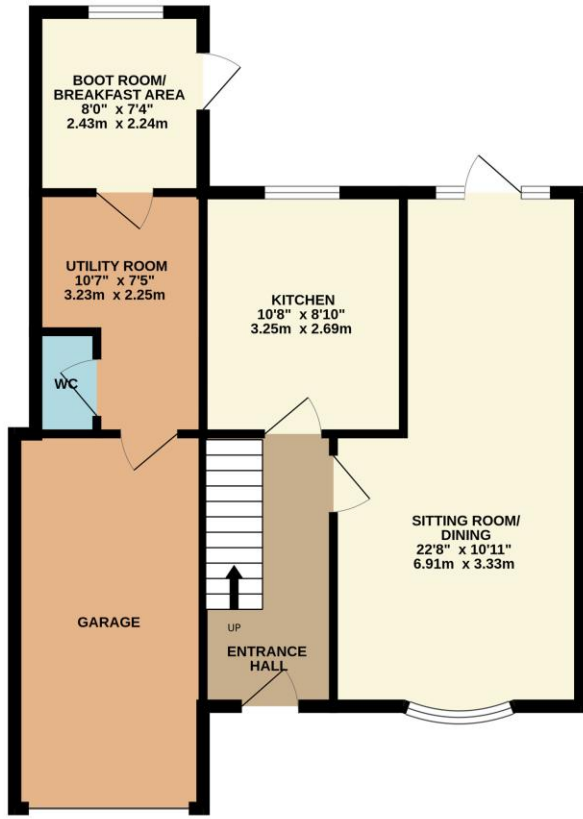
OUTSIDE

Well located along a popular causeway close to local schools and just a 10-minute stroll into the town, the frontage is open and laid to lawn, driveway offering off road parking leading to a SINGLE GARAGE with

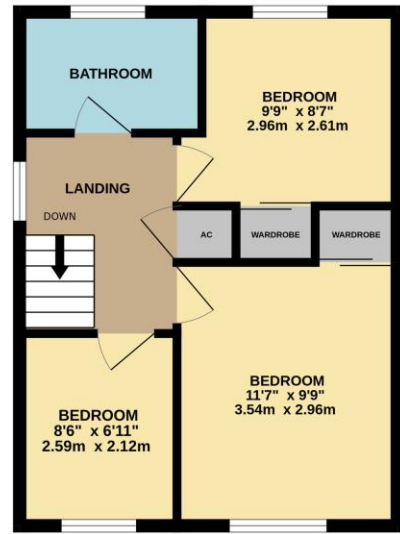
up and over door, power and light connected. The rear gardens are enclosed by panel fencing and mainly laid to lawn with patio seating area, shrub borders and outside tap.



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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		85
(69-80)	C		
(55-68)	D	67	
(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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