



**BURCHNALL CLOSE, DEEPING ST JAMES, PE6 8TG**  
**£439,000 FREEHOLD**

A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME, SET ON A FANTASTIC CORNER PLOT, ENJOYING SOUTHERLY FACING GENEROUS REAR GARDENS. AN INVITING FOUR-BEDROOM PROPERTY WELL LOCATED FOR SCHOOLS AND AMENITIES WITH A STUNNING REFITTED KITCHEN AND UTILITY, AMPLE PARKING AND DOUBLE GARAGE.

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Well positioned on a lovely corner plot with wide frontage, you cross the double width blocked paved driveway and up to the modern composite entrance door, opening through to:

#### ENTRANCE HALL

A warm reception greets you, with side stairs to the first-floor accommodation, finished with wood effect flooring, radiator and power points.

#### CLOAKROOM

With frosted UPVC window to the side aspect, comprising a modern two-piece suite, low level WC and wash hand basin, radiator and wood effect flooring.

#### SITTING ROOM

16'5 x 11'3 an inviting reception room, light and airy with UPVC sliding patio doors onto the southerly facing rear gardens, finished with wood effect flooring, radiator, power points and TV point, with glazed double doors through to:

#### DINING ROOM

12'4 x 9'7 another light reception room with UPVC window to the front aspect, finished with wood effect flooring, radiator and power points.

#### KITCHEN

13'1 x 10'9 (max) a wow room, recently refitted with the sellers cream kitchen, UPVC window to the front aspect, comprising a range of quality cashmere base and eye level storage units, incorporating Quartz work surface with sink inset and mixer tap

over, touch motorized eye level units with LED lighting, integrated Neff appliances including oven with hide and slide door, microwave oven, warming draw and induction hob with extractor fan over, integrated dishwasher, clever storage solutions such as dual spice racks and pan draws, vertical radiator, power points and wood effect flooring.

#### UTILITY ROOM

4'5 x 6' (min) refitted with the same quality finish, with UPVC window to the front aspect and part glazed UPVC door to the side, plumbing and space for washing machine, concealed boiler cupboard, integrated full size fridge and full-size freezer, power points and wood effect flooring.

#### LANDING

With UPVC window to the front aspect and recessed airing cupboard.

#### BEDROOM

14'8 x 9'11 (min) a lovely room with UPVC window to the rear aspect, radiator, power points and finished with wood effect flooring.

#### EN SUITE

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and oversize shower cubicle with shower over, chrome heated towel rail, fully tiled wall and tiled flooring.

#### BEDROOM

7'4 x 8'7 (max) with UPVC window to the rear aspect, radiator and power points.

#### BEDROOM

9'1 x 7'2 with UPVC window to the front aspect, radiator, power points, loft access and wood effect flooring.

#### BEDROOM

11'3 x 8'7 with UPVC window to the rear aspect, radiator, power points and wood effect flooring.

#### BATHROOM

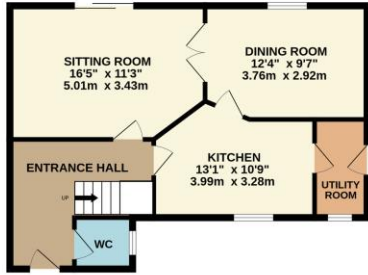
With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with electric shower over, chrome heated towel rail, fully tiled walls and tiled flooring.

#### OUTSIDE

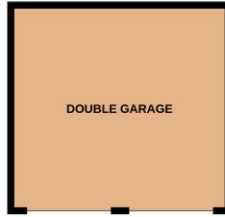
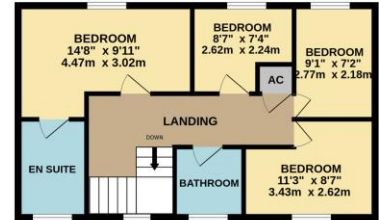
Set on a fantastic corner plot with wide frontage, laid to lawn and gravel with double width block paved driveway leading to DOUBLE GARAGE with twin remote up and over doors, power and light connected. Gated access to the rear gardens which have been enclosed by feather edge board fencing, brick wall and neat hedging, enjoying a southerly facing aspect, patio seating and side storage area, mainly laid to lawns with cast had gate to further gardens an ideal space for the children to play, enclosed and laid to lawn with mature silver birch.



GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 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			
A	(92+)		
B	(81-91)		
C	(69-80)	81	83
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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