



TOWNING CLOSE, DEEPING ST JAMES, PE6 8HS
£275,000 FREEHOLD

A fantastic family home, full of fun and a great space to entertain. Well, located within a popular enclave a short walk to Jubilee Park, schools and local amenities. An open plan flow through the living space, three bedrooms and attractive southerly facing rear gardens.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Across the extended double width block paved driveway and up to the canopy storm porch with part glazed entrance door, opening through to:

ENTRANCE HALL

A warm and friendly reception greets you, a home of entertaining and laughter, with stairs to the first-floor accommodation, radiator and finished with modern wood effect flooring.

SITTING ROOM

11'11 x 14'7 an inviting reception room with UPVC box bay to the front aspect, media wall with recess for TV and alcove shelving with contemporary fireplace, radiator, power points and modern wood effect flooring, opening through to:

KITCHEN DINING

15' x 10'1 a bright space with UPVC window to the rear aspect and sliding UPVC doors opening through to the garden room, comprising a range of modern refitted base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, tiled splash backs, range cooker space with stainless steel extractor fan oven, plumbing and space for dishwasher, space for American fridge freezer, breakfast bar, radiator, power points and modern wood effect flooring.

GARDEN ROOM

9'6 x 14'1 a versatile room currently a dining space and snug area, UPVC construction, modern wood effect flooring, power points and French doors opening

onto the southerly facing rear gardens.

LANDING

With UPVC window to the side aspect, loft access, recessed airing cupboard and power points.

BATHROOM

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

BEDROOM

8'5 x 9'7 with UPVC window to the rear aspect, radiator, power points and recessed single wardrobe with hanging rails.

BEDROOM

8'5 x 12'9 a lovely light room with UPVC window to the front aspect, recessed double wardrobe with hanging rails, radiator and power points.

BEDROOM

9'11 x 6'4 with UPVC window to the front aspect, radiator and power points.

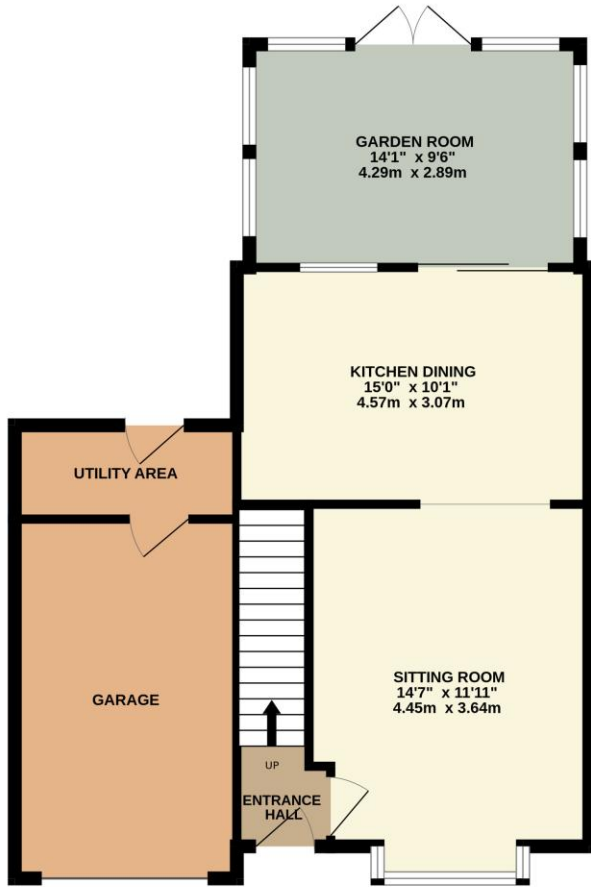
OUTSIDE

Set along a popular enclave a short walk to Jubilee Park, a fantastic family area close to schools and local amenities. The frontage is partially enclosed by fencing with mature shrubs and space for bins, the extended block paved driveway offers off road parking comfortably for two vehicles, leading to a SINGLE GARAGE with up and over door power and light connected, at the

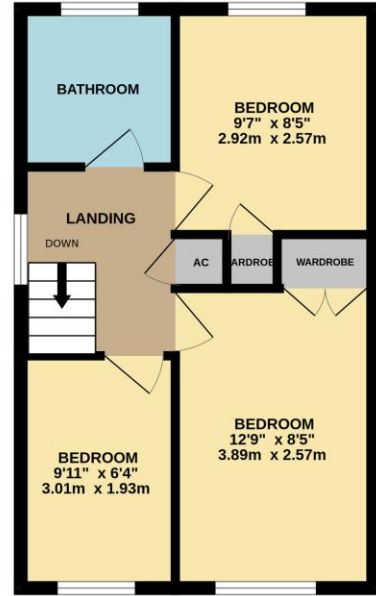
rear of the garage is a UTILITY AREA with plumbing and space for washing machine, pedestrian door through to the rear gardens. Enjoying a southerly facing aspect the rear gardens are enclosed by panel fencing and a great space to entertain, raised timber decking leads to patio seating, neat lawns and your very own bar!



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



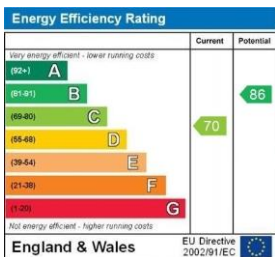
1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.
Made with Metropix ©2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Winkworth
for every step...

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.