



**PRIMROSES, DEEPING ST JAMES, PE6 8SW  
OFFERS IN EXCESS OF £350,000 FREEHOLD**

Guide Price £350,000 - £365,000. An attractive and much improved modern detached family home, set toward the end of a popular enclave within generous rear gardens enjoying a south westerly aspect. Well appointed throughout with refitted kitchen, four bedrooms, refitted en suite and bathroom, extended parking and single garage.

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Across the extended driveway and up to the attractive façade with modern composite entrance door through to:

#### **ENTRANCE HALL**

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

#### **CLOAKROOM**

With frosted UPVC window to the side aspect, comprising a refitted modern two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, tiled flooring and contemporary radiator.

#### **SITTING ROOM**

**16'10 x 11'4** a bright living space with Bifold door opening onto the south westerly facing rear gardens and further UPVC window to the rear, finished with modern wood effect flooring, radiator, power points and feature fireplace with gas fire inset (unchecked). Part glazed double doors open through to:

#### **DINING ROOM**

**9'7 x 12'1** a versatile space with UPVC window to the rear aspect, finished with tiled flooring, radiator and power points.

#### **KITCHEN**

**13'1 x 10'10 (max) irregular shape** another bright room with dual UPVC windows to the front aspect, comprising a range of refitted classic shaker style base and eye level storage units incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, a range of integrated appliances including oven and microwave, four ring gas hob with

stainless steel extractor fan over, integrated slimline dishwasher, pantry unit, contemporary vertical radiator, power points and finished with tiled flooring.

#### **UTILITY ROOM**

**4'6 x 8'** a light space with UPVC window to the front aspect and glazed UPVC door to the side, with roll edge work surface, concealed Worcester boiler, plumbing and space for washing machine, space for tumble dryer, fridge/freezer space, power points and tiled flooring.

#### **LANDING**

With UPVC window to the front aspect, recessed airing cupboard housing modern pressurized tank.

#### **BEDROOM**

**10'11 x 12'9** a great double bedroom with UPVC window to the rear aspect, built in double wardrobe with hanging rails, radiator, power points and loft access.

#### **EN SUITE**

With frosted UPVC window to the front aspect, comprising a refitted modern three-piece suite, low level WC, circular wash hand basin on mosaic tiled plinth and corner shower cubicle with rain shower over, fully tiled walls, tiled flooring, LED backlit mirror and contemporary radiator.

#### **BEDROOM**

**7'2 x 8'9** a handy home office or fourth bedroom with UPVC window to the rear aspect, radiator, power points and BT point.

#### **BEDROOM**

**10'9 x 7'** with UPVC window to the front

aspect, radiator, power points and finished with wood effect flooring.

#### **BEDROOM**

**11'5 x 8'9** another good double bedroom with UPVC window to the rear aspect, radiator, power points and finished with wood effect flooring.

#### **BATHROOM**

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

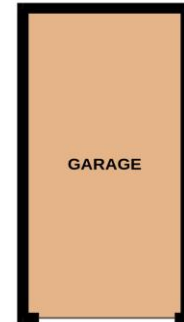
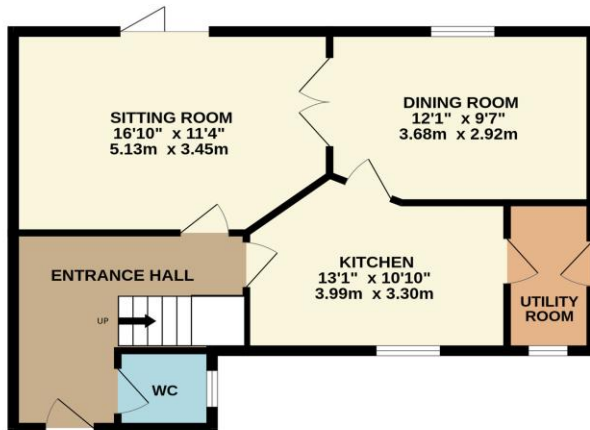
#### **OUTSIDE**

Set on a generous south westerly facing plot, the recently rejuvenated façade has a modern contemporary look and feel. The open frontage offers extended parking with gravel and tarmac driveway offering off road parking for three – four vehicles and leading to a SINGLE GARAGE with barn style double doors, power and light connected. There is gated access both sides of the property leading the liberal side and rear gardens, with the potential to extend into either (STRPP) enclosed by panel fencing and flanked to one side by bungalows you enjoy a sunny aspect throughout the majority of the day. Mainly laid to long lawns with gravel beds, timber decking area and immature trees, there is ample space for a timber store and summer house.

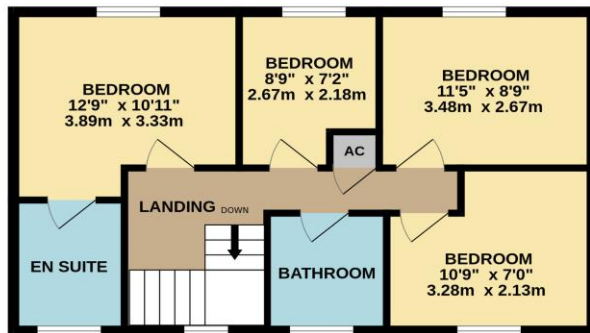




## GROUND FLOOR



## 1ST FLOOR



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 (82+)		
B (81-81)		86
C (69-80)	73	
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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