



KNIGHT CLOSE, DEEPING ST JAMES, PE6 8QN
£309,000 FREEHOLD

A warm and welcoming family home enjoying views over Jubilee Park to the rear and south westerly facing gardens. cleverly reconfigured to maximize the living space with versatile reception rooms and four bedrooms.

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Across the neat frontage and along the driveway and under the canopy storm porch, with part glazed UPVC entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, with handy understairs storage cupboard, radiator, power point and finished with wood effect flooring.

SITTING ROOM

17'8 x 10'9 a lovely light space with UPVC window and UPVC bay window to the front aspect, radiator, power points, TV point and finished with modern wood effect flooring.

KITCHEN DINING

17'8 x 8'9 (min) 10' (max) a long light kitchen dining room, cleverly extended and reconfigured to maximize the living space, with UPVC windows to both the front and rear aspects, comprising a range of base and eye level storage units, incorporating solid wood work surface with Belfast sink inset, range cooker space, fridge freezer space, plumbing and space for dishwasher, radiator, power points and finished with tiled flooring.

REAR LOBBY

With door to the south westerly facing rear gardens and tiled flooring

CLOAKROOM/UTILITY

With frosted UPVC window to the rear aspect, part panelled walls, low level WC, wash hand basin and plumbing and space for washing machine, radiator, power points

and wood effect flooring.

FAMILY ROOM

15'2 x 8'4 a versatile space for dining or a family room with UPVC sliding doors on to the south westerly facing rear gardens, radiator, power points and stairs to the first-floor accommodation.

LANDING

With loft access and doors spanning out to:

BEDROOM

9'3 x 11'1 with UPVC window to the front aspect, recessed boiler cupboard housing combination boiler, radiator and power points.

BEDROOM

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

BEDROOM

8'5 x 8'1 with UPVC window to the rear aspect and views over Jubilee Park, radiator and power points.

BEDROOM

11'3 x 9'3 a good double bedroom with UPVC window to the rear aspect enjoying views over Jubilee Park, radiator and power points.

BATHROOM

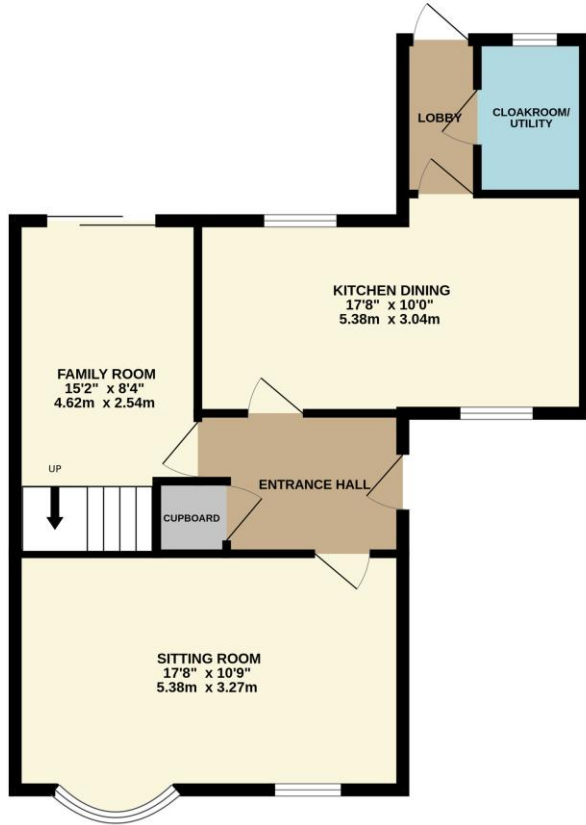
With dual frosted UPVC windows to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and curved panel bath with shower over, chrome heated towel rail and tiled effect flooring.

OUTSIDE

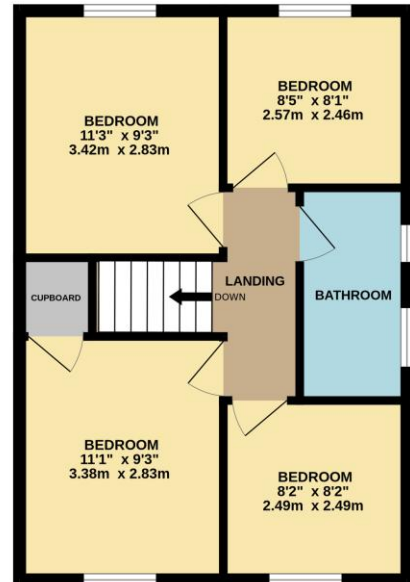
The front of the property is partially enclosed by fencing hard landscaped with gravel and driveway to the side offering off road parking. The rear gardens are enclosed by panel fencing and enjoy a south westerly facing aspect adjoining Jubilee Park to the rear, mainly laid to lawn with patio seating area, wood mulch and pebble beds with side gated access.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 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
Most energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(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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