



TOWNING CLOSE, DEEPING ST JAMES, PE6 8HR
£279,000 FREEHOLD

A fantastic position set on a wonderful corner plot adjacent to open greens, this established detached bungalow enjoys wrap around gardens to three sides, positioned toward the end of a popular enclave. With two double bedrooms, sitting room with dining and kitchen breakfast, sold with the advantage of no upward chain.

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

Winkworth

for every step...

winkworth.co.uk



ACCOMMODATION

Set on a wonderful corner plot adjacent to open greens, a fabulous position within a well-regarded enclave, you cross the gravel driveway flanked by mature hedging, along the garden path and up to the part glazed UPVC entrance door, through to:

KITCHEN BREAKFAST

12'11 x 8'11 a lovely bright room with UPVC window to the front and side aspects, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ½ sink inset with mixer tap over, integrated double oven and four ring hob, fridge freezer space, plumbing and space for washing machine, radiator, power points and tiled effect flooring.

SITTING ROOM/DINING

16'5 x 11'10 another bright room with UPVC French doors to the front aspect, leading a pretty patio seating area, further UPVC window to the side aspect, ample space for sofas and a dining table, brick-built

fireplace with electric fire inset, radiator, power points and TV point.

INNER HALL

With recessed storage cupboard housing wall mounted combination boiler and radiator, wood effect flooring.

BEDROOM

10'10 x 10'11 a great double bedroom with UPVC window to the rear aspect, radiator, power points and loft access

BEDROOM

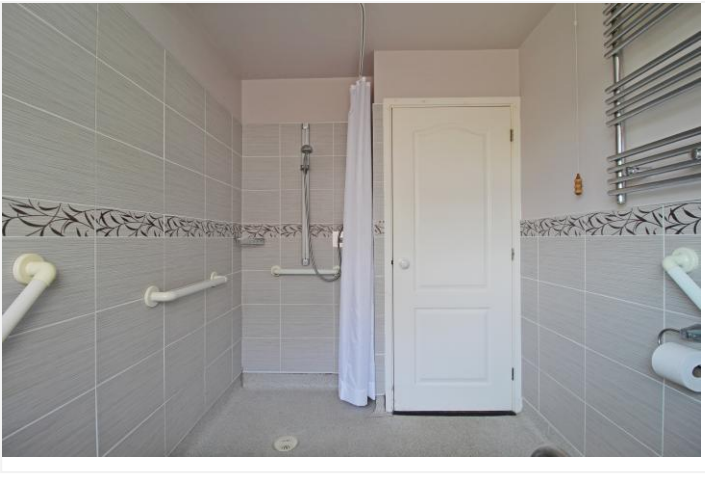
9'11 x 11'6 another double bedroom with UPVC door opening onto the attractive rear gardens, recessed double wardrobe with hanging rails, radiator and power points.

WET ROOM

With frosted UPVC window to the side aspect, comprising low level WC, Bidet, wash hand basin and walk in wet area with shower over, tiled splash backs, ½ tiled walls and chrome heated towel rail.

OUTSIDE

A fantastic position on a lovely corner plot adjoining open greens to the side, the frontage is mainly enclosed by neat mature hedging and enjoys a southerly aspect and has been designed to sit out in with patio seating area off the sitting room with well planted mature shrubs, gravel driveway offers off road parking and continues along the side of the property leading to a SINGLE GARAGE 16'9 x 8'2 with up and over door. Side gardens are flanked by neat hedging and laid to lawn leading around to the rear gardens which are enclosed by panel fencing laid to lawn with patio seating area and timber shed with power and light connected.



GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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 ©2025

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		87
(61-81) B		
(39-60) C		70
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Winkworth

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

for every step...

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.