



**HEREWARD WAY, DEEPING ST JAMES, PE6 8QA  
£325,000 FREEHOLD**

An attractive and well-proportioned family home, beautifully presented with a versatile layout, up to four bedrooms. Enjoying southerly facing rear gardens, ample parking and single garage. Greatly improved over recent years and ready for the next chapter.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

**Winkworth**

for every step...



## ACCOMMODATION

Across the extended driveway and up to the attractive chalet façade with UPVC entrance door opening through to:

### ENTRANCE HALL

An elegant and inviting reception greets you, with side stairs to the first-floor accommodation, recessed storage cupboard housing wall mounted combi boiler (installed 2018 and latest serviced 2025) radiator, power points and ceiling spotlights.

### SHOWER ROOM

With frosted UPVC window to the front aspect, comprising an attractive modern three-piece suite refitted in May 2022, comprising low level WC, wash hand basin set in vanity unit and oversize shower cubicle with glass door,  $\frac{1}{2}$  tiled walls, tiled effect flooring, tall chrome heated towel rail and extractor fan.

### SITTING ROOM

**20'6 x 12'9 (max) 9'8 (min)** a beautiful reception room, with wonderful natural light, with UPVC tilt and turn door to the front aspect with privacy film and picture UPVC window to the front with privacy film, further obscured UPVC window to the side, dual radiators, power points, TV point, BT point and walk in under stairs storage cupboard.

### KITCHEN

**10'3 x 9'7** with UPVC window to the rear aspect, and part glazed UPVC door to the side, comprising a range of solid wood fronted base and eye level storage units, incorporating work surface with  $1\frac{1}{4}$  sink inset and mixer tap over, cooker space, integrated Meile fridge and freezer, plumbing and space for washing machine, plumbing and space for dishwasher, chrome heated towel rail and power points.

### DINING ROOM

**9'9 x 9'7** a versatile room, light and airy, with UPVC French doors opening onto the southerly facing rear gardens, radiator and power points.

### BEDROOM/HOME OFFICE

**11'8 x 8'6 (excluding wardrobes)** another versatile space, a ground floor bedroom or home office with UPVC window to the rear aspect, recessed double wardrobe with hanging rails, radiator, BT point and power points.

### LANDING

With loft access (mostly boarded with LED lighting) recessed airing cupboard with radiator and shelving.

### BEDROOM

**9'1 x 9'7** a bright room with UPVC window to the rear aspect with privacy film, radiator, power points, eaves storage with hanging rails.

### BATHROOM

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, pedestal wash hand basin and panel bath with telephone style shower taps over, chrome heated towel rail and extractor fan.

### BEDROOM

**14'11 x 9'8** a lovely light room with dual UPVC windows to the front aspect with privacy glass, recessed eaves storage, radiator and power points.

### OUTSIDE

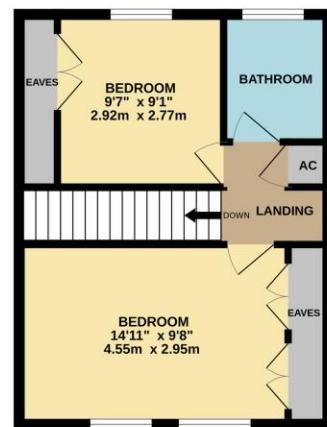
Set along a popular causeway a short stroll to local amenities including the local post office and Pharmacy, the wide-open frontage is laid to neat lawn with extended off road parking for at least two vehicles leading to a **SINGLE GARAGE** with up and over door power and light connected, outside water tap and pedestrian door to the rear. Gated side access leads to the rear gardens which enjoy a southerly aspect, enclosed by panel fencing and trellis with concrete patio seating area and steps up to wide lawn with shrub borders, sectional shed and swing seat, with outside power points, lighting and second outside water tap.



GROUND FLOOR  
638 sq.ft. (77.8 sq.m.) approx.

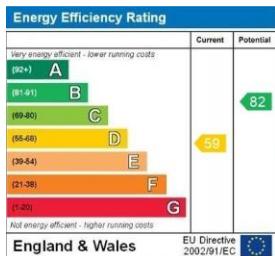


1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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 present or future efficiency can be given.  
 Made with Metropix ©2005

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**

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

for every step...

[winkworth.co.uk](http://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.