



CURLEW WALK, DEEPING ST JAMES, PE6 8RY
£495,000 FREEHOLD

A fantastic extended detached family home with generous accommodation throughout, truly space for everyone, with five double bedrooms, three reception rooms and stunning 29ft kitchen day room for all to gather. Well appointed through out with tandem garage, ample parking and a wonderful garden to entertain.

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

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ACCOMMODATION

Set toward the end of a popular enclave, a short walk to the local primary school and into town, you cross the extended driveway with generous parking up to a paved entrance with canopy storm porch and entrance door opening through to:

ENTRANCE HALL

17' x 5'9 a lovely long light hallway stretches out in front of you with stairs leading to the first-floor accommodation, radiator, power points and finished with tiled flooring.

HOME OFFICE

10'4 x 10'4 a great space to work from home with UPVC window to the front aspect, radiator, power points and finished with wood effect flooring.

SITTING ROOM

16'2 (max) x 18'6 (max) a fantastic sitting room a great zone, light and airy with UPVC windows to both the front and side aspects, attractive limestone fireplace with gas fire insert, dual radiators, power points and TV point, with double doors through to:

DINING/FAMILY ROOM

11'9 x 9'3 a versatile reception room, with UPVC window to the side aspect, radiator, power points and wood effect flooring.

KITCHEN DAY ROOM

29'7 x 11'1 a stunning kitchen day room long and light with plenty of space for the family to gather, UPVC window to the rear aspect and UPVC sliding doors onto the rear gardens, comprising a comprehensive range of modern base and eye level storage units, incorporating quartz work surface with 1 ¼ sink inset, integrated double oven and five ring hob with

stainless steel extractor fan over, integrated wine fridge, integrated dishwasher, under stairs storage, vertical radiator, power points, TV point, ceiling spotlights and tiled flooring.

UTILITY ROOM

9'1 x 7'9 a handy addition with UPVC window to the rear aspect and part glazed UPVC door to the side, comprising a range of base and eye level storage units, roll edge work surface, fridge freezer space, plumbing and space for washing machine, power points and tiled flooring.

CLOAKROOM

with frosted UPVC window to the side aspect, comprising a modern refitted two-piece suite, low level WC and wash hand basin, radiator and tiled flooring.

LANDING

20' x 6'5 a long light landing with UPVC window to the side aspect, loft access, radiator and power points.

BEDROOM

11'11 x 9'7 a good double bedroom with UPVC window to the rear aspect, radiator and power points

BEDROOM

10'6 x 10'1 another double bedroom with UPVC window to the rear aspect, recessed airing cupboard, radiator and power points.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over with glass screen, fully tiled walls, chrome heated towel rail and wood effect flooring.

BEDROOM

10'6 x 10'6 another double bedroom with

UPVC window to the front aspect, radiator and power points.

BEDROOM

10'11 x 11'11 again a double bedroom with UPVC window to the side aspect, fitted double wardrobe with hanging rails, radiator and power points.

PRINCIPAL BEDROOM

16'2 x 11'9 a great room with UPVC window to the front aspect, with twin recessed double wardrobes with hanging rails, radiator, power points and TV point.

EN SUITE

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with rain shower over, fully tiled walls, tiled flooring and chrome heated towel rail.

OUTSIDE

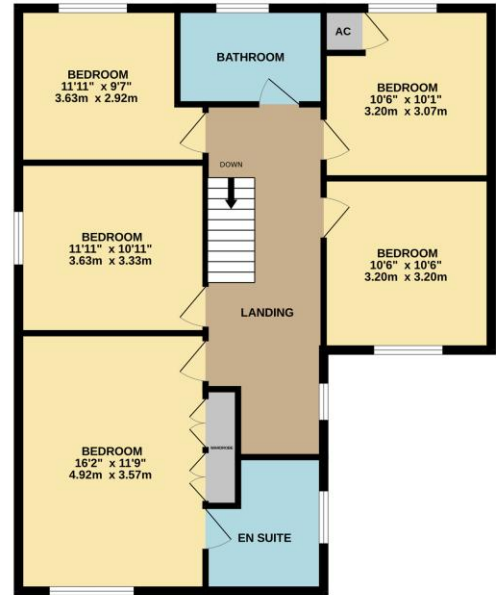
A great position, set toward the end of a popular enclave, the frontage is open with neat lawns and extended block paved driveway offering off road parking for at least three vehicles leading to a TANDEM GARAGE 25'10 x 8'1 with power and light connected, benches and eaves storage, outside lighting and power. Gated access to the rear gardens which are a good size and enclosed by panel fencing, mainly laid to lawn with wood edged beds and extensive Italian Porcelain patio seating area, ideal for entertaining friends and family.



GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



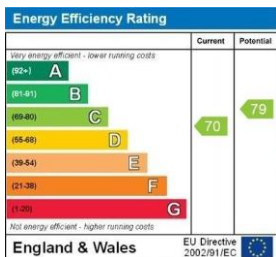
1ST FLOOR
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 2132 sq.ft. (198.1 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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