



BUTTERCUP COURT, DEEPING ST JAMES, PE6 8TF
£395,000 FREEHOLD

A wonderful reconfigured and extended family home, created for modern day living with space for all to gather and to slip away from. Well located adjacent to an open green along a popular roadway, and just a walk away from local primary schools

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A wonderful reconfigured family home, created for modern day living with space for all to gather and to slip away from. Well located adjacent to an open green along a popular roadway, and just a walk away from local primary schools, four bedrooms, en suite, generous parking and double garage.

ACCOMMODATION

Set at the entrance of this popular enclave adjacent to an open green, you cross the double width driveway, under the canopy porch with UPVC entrance door through to:

ENTRANCE HALL

A welcoming reception greets you with side stairs to the first-floor accommodation, under stairs storage and radiator.

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, tiled splashbacks and heated towel rail.

SITTING ROOM

16'6 x 11'6 a lovely separate sitting room with UPVC bay window to the front aspect, radiator, power points, TV point and feature fire surround.

KITCHEN DINING

13'8 x 17'11 a wonderful living space, reconfigured and opened up with dual UPVC window to the side aspect and UPVC stable door onto the rear gardens, comprising a range of refitted modern base

and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated double oven and four ring hob with extractor fan over, integrated dishwasher, integrated microwave, integrated washing dryer, breakfast bar linking the dining area, fridge freezer space, twin vertical radiators, power points and ceiling spotlights, opening through from the ample dining area through to:

FAMILY ROOM

9'7 x 9'7 a continuation of the kitchen dining space a wonderful addition with vaulted ceiling with Velux window and solar powered blind, with bi-fold doors opening onto the rear gardens, vertical radiator, power points and TV point.

LANDING

With UPVC window to the side aspect and loft access.

BEDROOM

13'3 x 9'3 a bright room with UPVC window to the front aspect, radiator, TV point and power points.

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 shower cubicle with rainfall shower over, fully tiled walls, tiled effect flooring and extractor fan.

BEDROOM

9'11 x 8'6 another light room with UPVC

windows to the front and side aspects, built in double wardrobe, radiator, TV point and power points.

BEDROOM

10'1 x 9'3 with UPVC window to the rear aspect, built in double wardrobe, wood effect flooring, radiator, TV point and power points.

BEDROOM

8'6 x 6'7 a bright room with UPVC windows to the rear and side aspect, wood effect flooring, radiator, TV point and power points.

BATHROOM

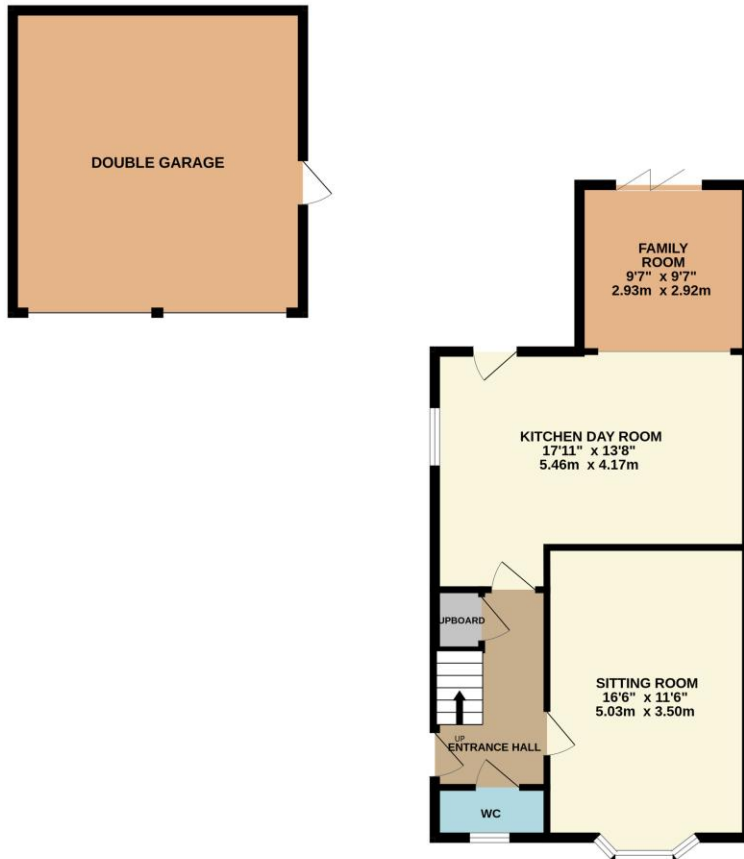
With frosted UPVC window to the side aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rainfall shower over, mirror with inset lighting, fully tiled walls, tall storage unit, chrome heated towel rail and tiled effect flooring.

OUTSIDE

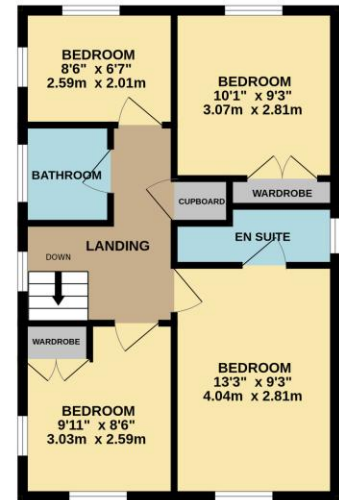
Set at the beginning of this popular enclave adjacent to an open green, the frontage is partially enclosed by fencing with a neat granite chipped finish, there is a double width driveway offering parking for four vehicles which leads to the detached DOUBLE GARAGE with twin up and over doors, power and light connected and pedestrian door. Gated access to the rear gardens which are enclosed by panel fencing laid to lawn with timber sleeper edged beds and extended patio seating, timber summer house and garden shed.



GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
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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