



THACKERS WAY, DEEPING ST JAMES, PE6 8HP
£259,000 FREEHOLD

An established link detached family home well located flanking open greens behind and enjoying a southerly facing rear garden, sitting room with cast wood burner, an attractive kitchen diner and bright garden room, three bedrooms and shower room, double width parking and single garage.

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Set along a popular and established roadway close to Jubilee Park, you cross the extended double width driveway and under the canopy storm porch with part glazed entrance opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, with stairs to the first-floor accommodation, handy fitted storage cupboard and finished with wood effect flooring.

SITTING ROOM

14'7 x 12' a light and inviting sitting room with UPVC box bay window to the front aspect, contemporary cast wood burner with curved hearth, radiator, power points and TV point.

KITCHEN DINING

15'1 x 10'1 another light room with UPVC window to the rear aspect and UPVC sliding doors into the garden room, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, range space with stainless steel extractor fan over, plumbing and space for washing machine, plumbing and space for dishwasher, fridge freezer space, radiator and power points.

GARDEN ROOM

13'2 x 11'4 UPVC and plastered brick construction with UPVC French doors onto the southerly facing rear gardens, power points and finished with wood effect flooring.

LANDING

With UPVC window to the side aspect, recessed storage cupboard and loft access.

SHOWER ROOM

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

BEDROOM

9'10 x 8'6 with UPVC window to the rear aspect with views over greens, radiator, power points and wood effect flooring.

BEDROOM

8'6 x 12'5 a good double bedroom with UPVC window to the front aspect, dual built in double wardrobes with hanging rails, radiator, power points and wood effect flooring.

BEDROOM

9'7 x 6'4 with UPVC window to the front aspect, fitted storage cupboard, radiator and power points.

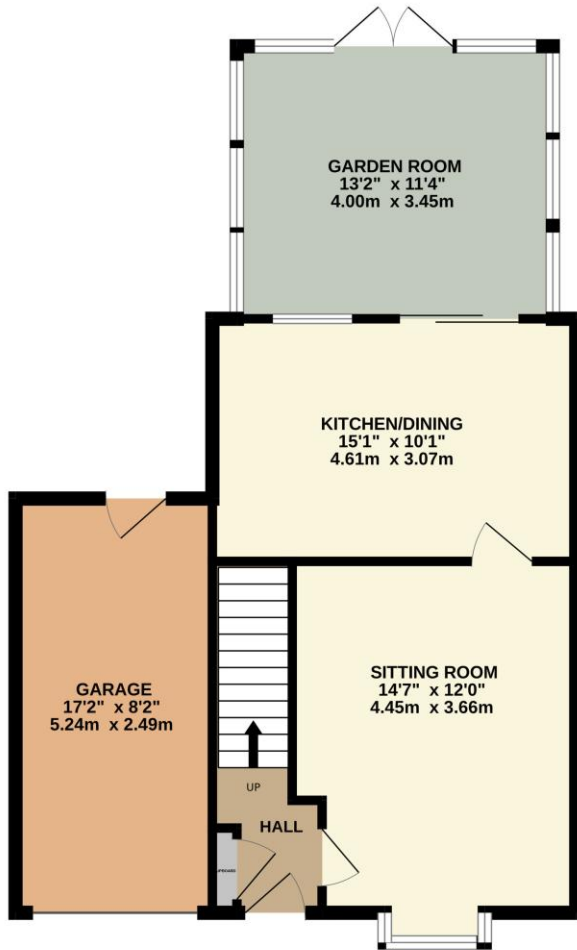
OUTSIDE

Well located along an established roadway flanking open greens to the rear. The frontage is partially enclosed with extended driveway and off-road parking for two to three vehicles leading to a SINGLE GARAGE 17'2 x 8'2 with up and over door, power and light connected, wall mounted combination boiler. The rear gardens are

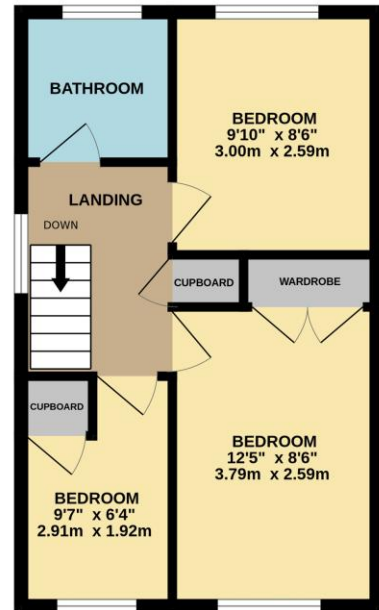
enclosed by panel fencing and enjoy a southerly aspect, mainly laid to lawn with raised wood edged borders, slate beds, timber shed and log store with gated access at the rear onto open greens.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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			
(92+) A		86	
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F		G	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



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