



**HAYWAIN DRIVE, DEEPING ST NICHOLAS, PE11 3TQ**  
**£450,000 FREEHOLD**

A reconfigured and beautifully appointed detached family home with generous and versatile living space around an open plan flow. Enjoying stunning landscaped gardens which continue like an extension to the internal spaces, four good bedrooms, two en suites and a striking vaulted entrance hall.

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

**Winkworth**

for every step...

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





## ACCOMMODATION

Set at the back of a small exclusive enclave, you turn the corner and across the extended parking, up toward the attractive façade with long veranda, a place to sit and watch the sunsets over the surrounding farmland, up to the part glazed entrance door opening through to:

### ENTRANCE HALL

You first walk in and wow, looking up toward the galleried landing and part vaulted ceiling, then the living spaces spanning out all directions with an open plan design linked by the colour palette, modern vertical radiator, stairs to the first-floor accommodation, under stairs storage and wood effect flooring.

### HOME OFFICE/SNUG

14'2 x 8'2 a versatile room an ideal snug or generous home office, finished with wood effect flooring, radiator, power points and ceiling spotlighting.

### SITTING ROOM

16'1 x 14' a great space for the family to gather and entertain, a bright reception room with UPVC window to the front and rear aspects, with central fireplace and cast fireplace with LPG fire inset, radiator, power points and TV point.

### DINING ROOM

11' x 10'3 another versatile reception room with UPVC French doors onto the landscaped gardens, finished with wood effect flooring, radiator and power points.

### KITCHEN BREAKFAST

16'2 x 12'3 (max) 10'6 (min) a long light kitchen with UPVC window to the rear and side, comprising a range of base and eye level storage units incorporating straight edge work surface with bespoke breakfast table, 1 ¼ sink with mixer tap over, integrated eye level double oven and four ring hob with stainless steel extractor fan over, fridge freezer space, integrated dishwasher, radiator, power points and ceiling spot lights.

### UTILITY ROOM

7'11 x 6'10 with part glazed UPVC door to the side aspect, comprising a range of base and eye level storage units, incorporating straight edge work surface with stainless steel sink insert and mixer tap over, plumbing and space for washing machine, radiator, power points and tiled flooring.

### CLOAKROOM

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

### GALLERIED LANDING

A lovely bright landing with Velux window to the front aspect, radiator, power points and loft access.

### DRESSING ROOM

6'8 x 6'8 the approach through to the principal bedroom, with UPVC window to the front aspect, bespoke double wardrobe with hanging rails, radiator and power points.

### PRINCIPAL BEDROOM

17'11 x 9'8 another wow moment with high vaulted ceiling reaching up in front of you, dual radiators, power points and TV point.

### EN SUITE

With Velux window and comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and walk in oversize shower with rain shower over, fully tiled walls, chrome heated towel rail and ceiling spotlights.

### GUEST BEDROOM

16'2 x 14' (max) 9'11 (min) a lovely room with UPVC window to the front and rear aspect, recessed double wardrobe, radiator and power points

### EN SUITE

With Velux window and comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with rain shower over, tiled splash backs, tiled flooring and

chrome heated towel rail.

### BEDROOM

10'7 x 13'1 another double bedroom with UPVC window to the rear aspect, built in wardrobe, radiator and power points.

### BEDROOM

8'10 x 8'9 with UPVC window to the rear aspect, built in double wardrobe, radiator and power points.

### BATHROOM

with Velux window and comprising a modern three-piece suite, low level WC, wash and basin set in vanity unit and panel bath, fully tiled walls, recessed airing cupboard, heated towel rail and tiled flooring.

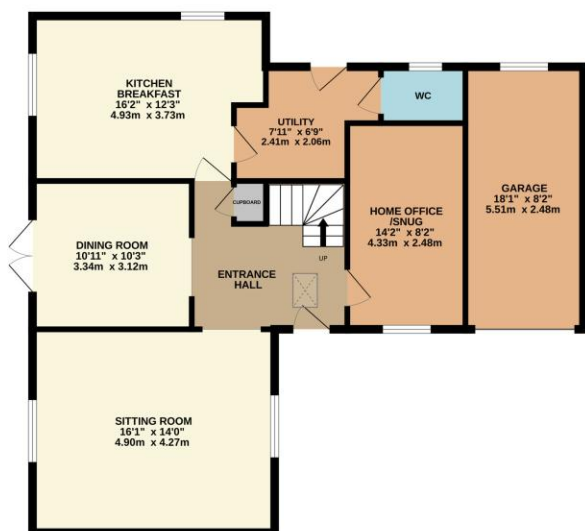
### OUTSIDE

Set on a corner plot with surrounding landscaped gardens, adjacent to open farmland at the side, the frontage is open with a wilding garden, mature trees and natural flora ideal for the bees, the block paved drive offers double width parking with further granite chipped driveway for additional parking for at least another two vehicles, SINGLE GARAGE with electric up and over door, power and light connected. The wrap around side and rear gardens are a delight and a testament to the seller, there is a natural flow through the meandering pathways linking the myriad of gardens together each with numerous seating areas to enjoy the surroundings. The vegetable garden has neat, raised beds with green house and space for a potting shed, through to the rose garden and onto the cottage gardens with a well-stocked variety of shrubs and flora, with circular decking area, patio seating and a woodland style walk with a variety of trees opening onto the formal gardens with neat shaped lawns, stepping up the large timber gazebo a great space to entertain with external power and lighting

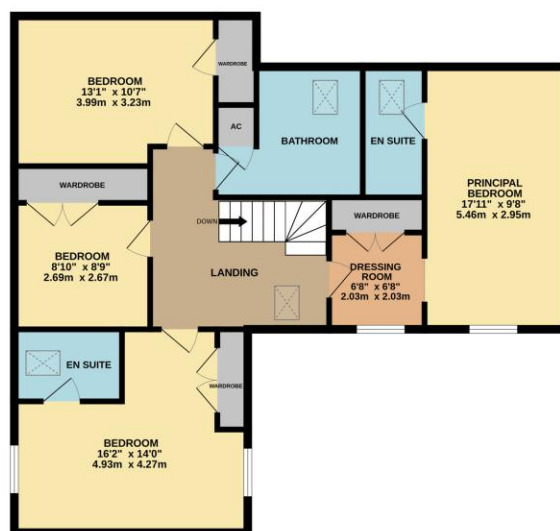




GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



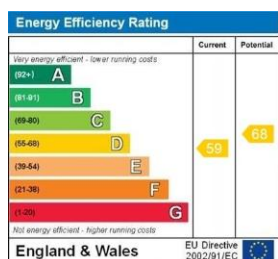
1ST FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA: 1944 sq.ft. (180.6 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 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.



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.