



LINCHFIELD CLOSE, DEEPING ST JAMES, PE6 8ER
OFFERS IN EXCESS OF £425,000 FREEHOLD

A fantastic extended detached family home, well located within a small and popular enclave, with generous and versatile ground floor accommodation with the potential of an Annex for multi generation living, four good bedrooms, bathroom and en suite to the first floor.

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Set within a small and popular enclave, you cross the extensive driveway with ample parking and under the canopy storm porch with entrance opening through to:

ENTRANCE HALL

A generous entrance hall finished with wood effect flooring and stairs to the first-floor accommodation.

SITTING ROOM/DINING

24'7 x 12'4 (max) 9'9 (min) another generous space, a long light sitting room with ample space for dining with UPVC window to the front aspect and UPVC French doors onto the rear gardens, dual radiators, power points and TV point.

KITCHEN

11'5 x 8'4 opening to 16'11 with UPVC window to the rear aspect and opening through to the breakfast room, comprising a range of base and eye level storage units incorporating quartz work surface with inset sink and boiling water tap over, integrated oven and induction hob with stainless steel extractor fan over, plumbing and space for dishwasher, power points and ceiling spot lights

PANTRY

6'7 x 8'2 with UPVC window to the side aspect, comprising a range of base and eye level storage units, roll edge work surface, fridge space, radiator and power points.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, fully tiled walls and tiled flooring

BREAKFAST ROOM

14'11 x 6'8 (min) opening to 16'11 a versatile space direct from the kitchen with UPVC French doors to the side aspect, part vaulted ceiling, fridge/freezer space, power points, ceiling spotlights and finished with wood effect flooring.

FAMILY ROOM

18'10 x 11'5 another great addition to the accommodation, a potential Annex space currently a workroom, with UPVC window to the side and UPVC door to the side aspect, vaulted ceiling, radiator, power points, and door through to STOREROOM with external door to the front.

UTILITY/WORKSHOP

16'3 x 7'3 with garage door to the front, power points, wall mounted boiler, plumbing and space for washing machine, base level storage units and wood effect flooring.

LANDING

With loft access and doors spanning out to:

BEDROOM

7'6 x 10'6 excluding wardrobes with UPVC window to the rear aspect, radiator, power points and TV point.

BATHROOM

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

BEDROOM

10'11 x 10'11 a good double bedroom with

UPVC window to the rear aspect, built in double wardrobe, radiator and power points.

BEDROOM

10'11 x 12'8 another double bedroom with UPVC window to the front aspect, Radiator and power points.

BEDROOM

18'1 (max) x 14'9 (max) a fantastic main bedroom with dual UPVC windows to the front aspect, part vaulted ceiling, twin radiators, power points and dual double wardrobes

EN SUITE

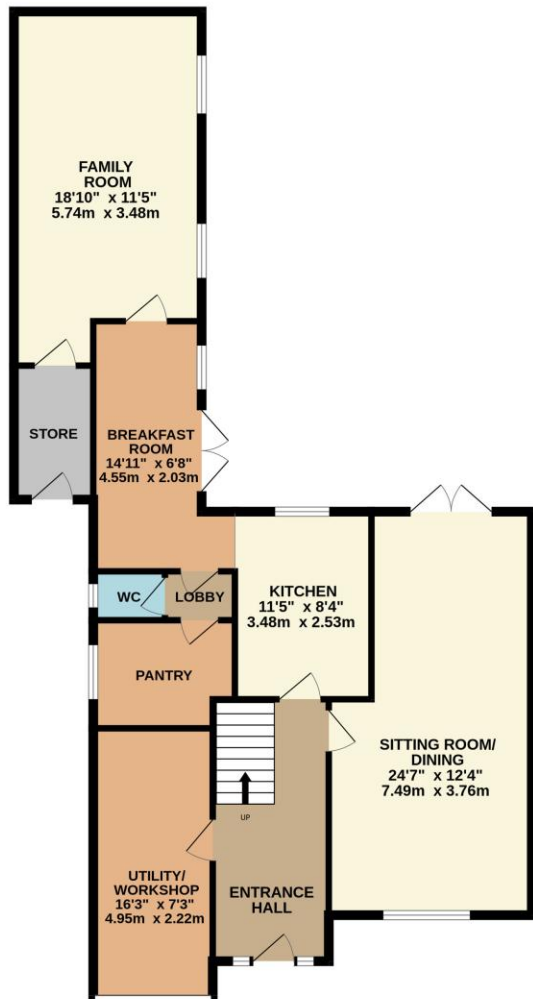
With Velux window to the side aspect, part vaulted ceiling and comprising a three-piece suite, low level WC, wash hand basin and walk in shower with rain shower over, tiled flooring, radiator and ceiling spotlights.

OUTSIDE

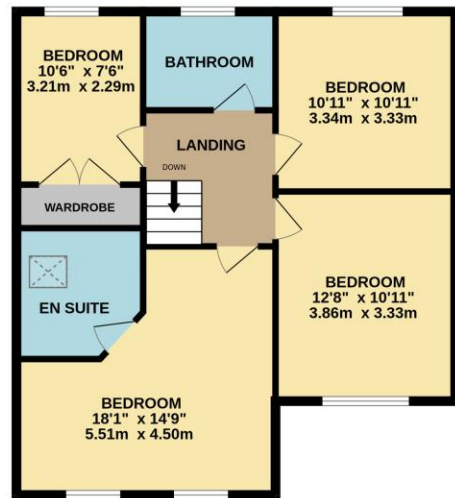
a wonderful location, set within a small and popular enclave, where properties rarely come available, the open frontage has been hard landscaped with gravel to offer generous off road parking for around six vehicles, gated side access leads to the south easterly facing rear gardens which are mainly enclosed by fencing and laid to lawn with patio seating area with pizza oven and BBQ, attractive water feature with bridge over and well stocked mature borders and metal store shed. To the rear of the garden is a TIMBER WORKSHOP 18' x 22'10 (max) with power and light connected, bench work and internal storeroom.



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1776 sq.ft. (165.0 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
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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