



**EASTGATE, DEEPING ST JAMES, PE6 8RB**

**£425,000 FREEHOLD**

Set along one of Deepings most sought after roadways with close by riverside and field walks, a lovely detached chalet designed home, deceptively spacious and offering versatile living arrangements to set up as you like, with four bedrooms, three bathrooms, and four reception rooms, double garage and long rear garden, a home loving cared for by the current owners, ready to embark on it's next chapter

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## **ACCOMMODATION**

With UPVC entrance door through to;

### **ENTRANCE PORCH**

With UPVC door to;

### **SITTING ROOM**

**12'9 x 16'9** a lovely light room taking advantage of the front aspect facing south, UPVC window to front aspect, wood effect flooring, radiator, power points, telephone point, coving to plastered ceiling

### **DINING ROOM**

**9'9 x 9'7** a pleasant space, positioned adjacent to the kitchen, with wood effect flooring, radiator, power points, coving to plastered ceiling

### **KITCHEN**

**12'9 x 10'8** with UPVC window to rear aspect overlooking the garden, with a range of refitted wall and base level storage units with contrasting work surface, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, electric oven with pull out extractor hood over, integrated eye level oven and grill, sink unit with mixer tap, radiator, power points, coving to plastered ceiling, ceiling spotlights

### **STUDY**

**6'3 x 8'7** a comfortable space for those working from home, with UPVC window to aspect, radiator, power points, coving to plastered ceiling

### **CLOAKROOM**

With low level wc, wall mounted wash hand basin, radiator, extractor fan, coving to plastered ceiling

### **CONSERVATORY**

**9'8 x 15'8** of UPVC construction, with French Doors opening out to the garden, power points, radiator

### **GROUND FLOOR GUEST BEDROOM**

**11'9 x 11'9** a lovely light room with UPVC window to front aspect, radiator, power points, coving to plastered ceiling, door to;

### **EN-SUITE**

With tiled shower cubicle, with shower over, pedestal wash hand basin, low level wc, extractor fan, radiator, coving to plastered ceiling

### **LANDING**

With coving to plastered ceiling

### **BEDROOM ONE**

**13'9 x 15'6** a generous double bedroom with UPVC window to rear aspect, radiator, power points, plastered ceiling, door to;

### **EN-SUITE**

With frosted UPVC window to rear aspect, with low level wc, pedestal wash hand basin, shower cubicle with shower over, heated towel rail, extractor fan, plastered ceiling

### **BEDROOM THREE**

**7'11 x 11'9** with UPVC window to side aspect, radiator, power points, coving to plastered ceiling

### **BEDROOM FOUR**

**7'1 x 8'3** excluding fitted wardrobe, currently set up by the present vendors as a dressing room but could easily be altered to provide another bedroom, with UPVC window to rear aspect, radiator, power points, coving to plastered ceiling

### **BATHROOM**

With frosted UPVC window to rear aspect, with low level wc, pedestal wash hand basin, panelled bath with shower over, tiled splashback, heated towel rail, extractor fan, plastered ceiling

### **OUTSIDE**

Set along one of Deeping's most sought-after roadways with close by field and riverside walks, set behind a mini brick wall with mature shrubs and hedging, with parking for several vehicles with a double garage set to the rear of the property. The rear garden is enclosed by fencing to side and rear aspect, with a long garden providing plenty of outdoor for families to enjoy, for the keen gardener to get their teeth stuck into, mainly laid to lawn with a variety of stocked mature borders, pear and apple trees, two patio areas provide a space to relax with coffee or something stronger when friends pop over, outside cold water tap





Floor plan of the first floor showing various rooms and their dimensions:

- CONSERVATORY:** 15'8" x 9'8" (4.78m x 2.94m)
- KITCHEN:** 12'9" x 10'8" (3.88m x 3.25m)
- DINING HALL:** 9'9" x 9'7" (2.97m x 2.92m)
- STUDY:** 8'7" x 6'3" (2.61m x 1.90m)
- WC:** (Toilet)
- EN SUITE:** (Ensuite bathroom)
- SITTING ROOM:** 16'9" x 12'9" (5.11m x 3.89m)
- BEDROOM:** 11'9" x 11'9" (3.59m x 3.57m)
- PORCH:** (Front entrance area)

The plan also includes a staircase labeled "UP" and several doors indicated by arcs.

Floor plan of the first floor. The layout includes:

- Bedroom (Top Left):** 15'6" x 13'9" (4.73m x 4.19m)
- En Suite:** Attached to the top-left bedroom.
- Bathroom:** Located between the en suite and the top-right bedroom.
- Bedroom (Top Right):** 8'3" x 7'1" (2.51m x 2.16m)
- Wardrobe:** Attached to the top-right bedroom.
- Landing:** Central area with a staircase labeled "DOWN".
- Bedroom (Bottom Right):** 11'9" x 7'11" (3.59m x 2.41m)
- Wardrobe:** Attached to the bottom-right bedroom.

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**

Very energy efficient - lower running costs

Current: 69 Potential: 69

Not energy efficient - higher running costs

**England & Wales**

EU Directive 2002/91/EC

European Union flag

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