



HAY BARN ROAD, DEEPING ST JAMES, PE11 3EJ
OFFERS IN EXCESS OF £250,000 FREEHOLD

A stunning property with a myriad of surprises hidden behind the front door. Beautifully appointed throughout, cleverly extended and reconfigured living space to the ground floor, attractive tonal colours adorn the walls with bespoke finishes that catch your eye, a wonderful family home.

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ACCOMMODATION

Toward the end of a small enclave set behind a neat picket fence and across from shared additional parking for another two vehicles, sits our beautiful property, through the timber hand gate and up to the modern composite entrance door, through to:

ENTRANCE PORCH

A neat porch to close out the wind and rain, with further door opening through to:

ENTRANCE HALL

An inviting entrance hall, finished with soft tones and attractive part panel walls and side stairs to the first-floor accommodation, a double width threshold opens in to:

FAMILY/PLAY-ROOM

9'4 x 8'10 a versatile reception, currently a wonderful playroom for young children, easily a dining room or home office with UPVC window to the front aspect, radiator and power points.

CLOAKROOM

Comprising a modern two piece suite, low level WC and wash hand basin, radiator and extractor fan.

SITTING ROOM

16'11 x 9'6 an attractive reception room with UPVC window to the front aspect and opening at the rear into the extended dining area, bespoke built media wall with recess for a wall hung television, radiator and power points.

DINING ROOM

10'6 x 6'7 a great addition to the living space extended to connect the open plan flow to the

reconfigured kitchen, with a bespoke vaulted ceiling with Velux window and UPVC French doors opening onto the southerly facing rear gardens, wood effect flooring and ceiling spotlights, opening through to:

KITCHEN

14'4 x 9'5 a stunning space, reconfigured to maximise the area, with UPVC window to the rear aspect and part glazed door to the side, comprising a range of quality refitted base and eye level storage units, incorporating solid wood work surface with sink inset and mixer tap over, integrated double oven and four ring hob with extractor hood over, integrated dishwasher and integrated fridge freezer, vertical radiator, integrated washing machine, power points, ceiling spotlights and attractive wood effect flooring.

LANDING

With attractive part panel walls continuing from the ground floor, UPVC window to the side aspect, loft access, radiator and power point.

BEDROOM

9'8 x 9'2 a lovely bedroom with UPVC window to the rear aspect, bespoke decoration for a child that loves football, radiator and power points.

BEDROOM

9'3 x 7'8 (min excluding wardrobes) another lovely bedroom with UPVC window to the front aspect and modern bespoke fitted wardrobes and shelving, radiator and power points.

BATHROOM

A beautiful bathroom, cleverly arranged with

frosted UPVC window to the side aspect, comprising a refitted quality three-piece suite, low level WC, wash hand basin set in vanity unit and step up with floor lighting to an oval bath with freestanding taps and shower attachment, tiled splash backs, tiled effect flooring and ceiling spotlights.

BEDROOM

12'6 x 10'5 a room to relax and unwind, with UPVC window to the front aspect, radiator, power points and archway through to DRESSING AREA with further UPVC window to the rear.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with shower over, contemporary tiled splash backs, extractor fan and ceiling spotlights.

OUTSIDE

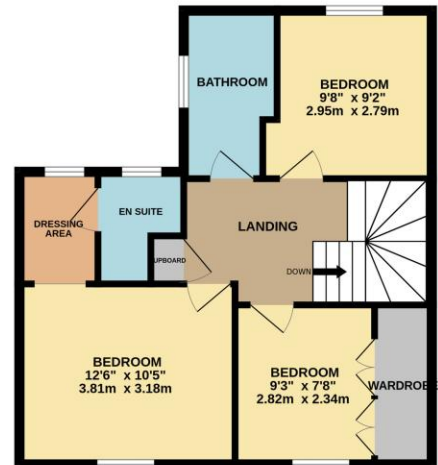
Set toward the end of a small enclave, the seller and the neighbours have made an additional shared gravel parking area with parking for two further vehicles each. The front garden is set behind a painted picket fence and hard landscaped. There is gated access at the side that lead through to the southerly facing rear gardens, enclosed by fencing, with extended patio seating area, artificial lawn and granite chipped beds, dual bespoke timber sheds at the rear. A driveway at the side leads to off road parking and SINGLE GARAGE with up and over door



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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.
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