



**CHURCH STREET, MARKET DEEPING, PE6 8AN**  
**£849,000 FREEHOLD**

A stunning home with mix of the original 1930's character and modern family living, generous accommodation spanning over 3,000 Sq. ft. tucked away in the middle of town. With surrounding gardens and triple carport, three reception rooms a large kitchen dining room and five bedrooms.

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#### ATRIUM/ENTRANCE HALL

14'2 x 8' (min) a feeling of space and light with double height vaulted ceiling with turned timber stairs to the first-floor accommodation, high level UPVC window, and large double height UPVC panels to the front, wood effect flooring, feature glazed divide viewing the snug/family room.

#### CLOAKROOM

With frosted UPVC window to side aspect, modern white 2-piece suite, low level WC, and rectangle wash hand basin, tiled flooring and radiator.

#### SNUG/FAMILY ROOM

16'5 x 15' with UPVC window to front aspect and glazed panel viewing the atrium, this room offers a mix of the original features of the 1930's building with a contemporary twist, recess storage cupboards and stripped wooden doors, feature original brick recess fireplace with cast wood burner inset, radiator, power points, TV point.

#### HOME OFFICE

14'5 x 10'11 with UPVC windows to front and rear aspects and UPVC French door to side aspect, wood flooring, radiator, power points.

#### SITTING ROOM

22'9 x 16'2 with UPVC window to front aspect and UPVC French doors to side aspect, dual radiators, power points, TV point, attractive feature recess fireplace with cast wood burner inset.

#### KITCHEN DINING ROOM

30'4 x 21' a truly impressive space and the hub of the family home, a light room with UPVC windows to both side aspects and UPVC doors to the dual aspects, to the kitchen area the ceiling has been vaulted with three high level sky light windows, with a comprehensive range of quality contemporary high gloss base and eye level

storage units with granite work surfaces and inset sink with carved granite drainer, glass splash back, large central island unit in matching high gloss with Corian work top, breakfast bar, dual integrated eye level multifunction ovens and further microwave/combination oven, integrated induction hob, integrated dishwasher, integrated recycle bins, space for American style fridge/freezer, radiators, power points, TV point and finished with wood effect flooring.

#### UTILITY ROOM

14'9 x 7'4 with door to side aspect, a range of base and eye level storage units, complementing roll edge work surface, stainless steel sink, plumbing and space for washing machine, tumble dryer space, wall mounted boiler, original blackened cast iron bread oven with timber mantle, wood effect flooring and power points.

#### GALLERIED LANDING

16'4 (max) x 14'10 with high ceilings and seating area, radiator, power points, loft access, original cast fireplace and radiator.

#### PRINCIPAL BEDROOM

16'2 x 15'5 with UPVC window to front aspect and twin UPVC windows to side aspect, radiator, power points, TV point and original cast bedroom fireplace.

#### WALK IN WARDROBE

With hanging rails and ceiling spotlights

#### EN-SUITE

With frosted UPVC window to side aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower, ½ tiled walls, heated towel rail, wood effect flooring and ceiling spotlights.

#### BEDROOM FIVE

10'4 x 10'1 with UPVC window to side aspect, radiator, power points, loft access.

#### BEDROOM TWO

14'7 x 10'10 with UPVC window to front and side aspect with further UPVC window to rear aspect, radiator, power points.

#### EN-SUITE

With UPVC window to front aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with rain shower over, heated towel rail, tiled splash backs, and ceiling spotlights.

#### BEDROOM THREE

13'2 x 11'6 with UPVC windows to both side aspects, radiator and power points.

#### BEDROOM FOUR

11'2 x 7'7 with UPVC window to side aspect, radiator, and power points.

#### BATHROOM

With frosted UPVC window to side aspect, comprising refitted quality four-piece suite, low level WC, wash and basin with curved vanity unit oversize panel bath and walk in shower cubicle with glass screen, tiled splash backs and ceiling spotlights.

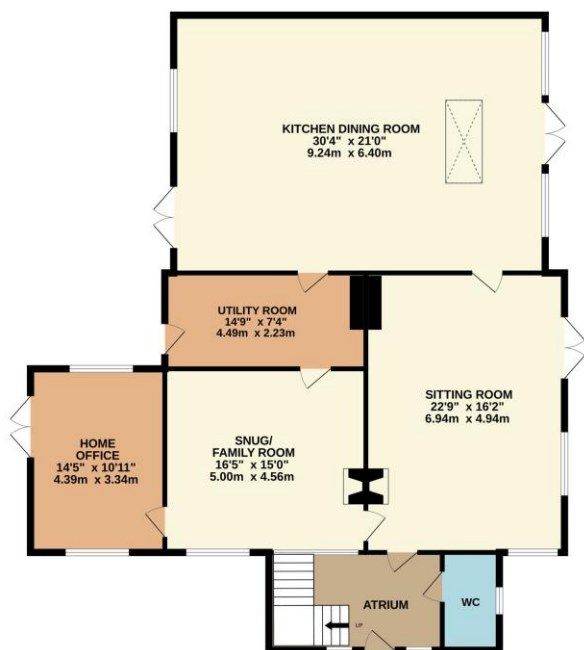
#### OUTSIDE

Set back from Church Street, along a private driveway the grounds to this impressive property wrap around three sides with detached SINGLE GARAGE/WORKSHOP with electric up and over door, and timber framed TRIPLE CARPORT with EV charging point, power and light connected along with ample parking and turning area, there are mature gardens to one side with mature trees and borders laid to lawns. The front and second side gardens have been landscaped with set lawn areas and paved pathways, the side gardens have been mainly enclosed by stone wall and fencing with decking area and further covered Gazebo for outdoor dining.





GROUND FLOOR  
1674 sq.ft. (155.5 sq.m.) approx.



1ST FLOOR  
1360 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 3033 sq.ft. (281.8 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		
A (82+)		
B (81-81)		
C (69-80)		
D (55-68)	72	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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