



BROADGATE LANE, DEEPING ST JAMES, PE6 8NW
£345,000 FREEHOLD

A delightful, detached bungalow set on around ¼ acre plot (STMS) enjoying a westerly facing aspect and views over the Priory Church from the rear gardens. two double bedrooms and two reception room, generous parking and sold with the advantage of no upward chain.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



ACCOMMODATION

Set back from the roadway with a generous frontage offering parking for numerous vehicles, through the cast gate and up to the part glazed UPVC entrance, opening through to:

ENTRANCE HALL

A welcoming reception greets you, finished with wood effect flooring, radiator, power points and loft access.

SITTING ROOM

16'2 x 12'11 a lovely reception room with UPVC window to the side aspect, feature fireplace with electric fire inset, radiator, power points and TV point opening through to:

SUMMER LOUNGE/GARDEN ROOM

13' x 10'9 a fantastic addition with solid roof, UPVC windows to both side aspects and sliding UPVC patio doors on to the westerly facing rear garden, radiator and power points.

KITCHEN/BREAKFAST

14'5 x 12'11 (max) with UPVC window to the rear aspect and part glazed UPVC door to the side, comprising a range of base and eye level storage units incorporating roll edge work surface with stainless 1 ¼ sink inset and mixer tap over, cooker space, integrated fridge and freezer, integrated dishwasher, plumbing and space for washing machine, power points and recessed storage cupboard.

BEDROOM

11'11 x 11'7 a good double bedroom with UPVC picture window to the front aspect, radiator and power points.

BEDROOM

12' x 9'10 another double bedroom with UPVC window to the front aspect, built in double wardrobe with sliding doors and hanging rails, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower with

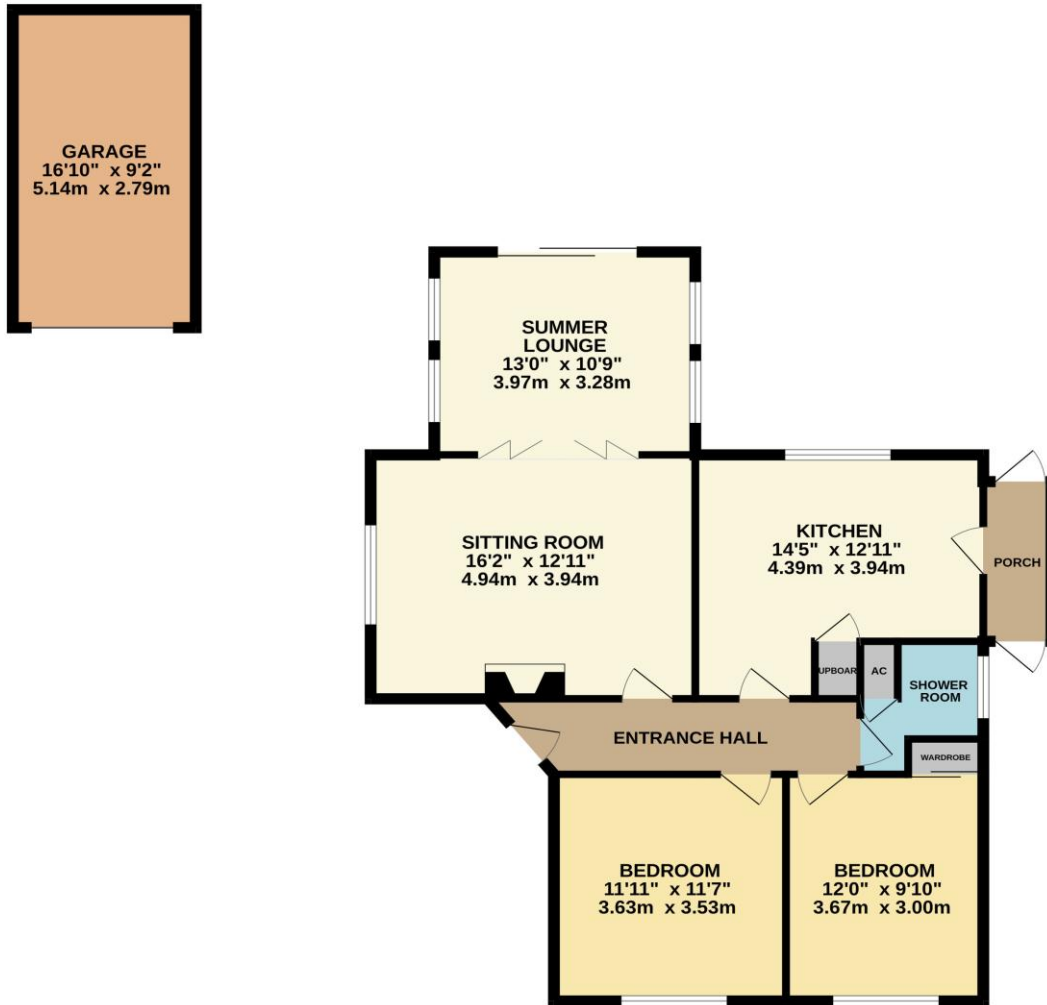
electric shower over, fully tiled walls and recessed airing cupboard

OUTSIDE

A fantastic location with views over Priory Church from the rear gardens. set in approximately ¼ acre (STMS) of surrounding gardens the long frontage has been partially enclosed by fencing with mature shrubs and ample parking for at least six vehicles, with dual cast gates opening to further secure parking and leading to SINGLE GARAGE 16'10 x 9'2 with up and over door, power and light connected. The rear gardens are a delight, enjoying a westerly facing aspect and views over Priory Church, mainly enclosed by fencing and hedging with large lawns and mature well stocked beds and borders, split level patio with timber arbour



GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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 ©2026

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

Winkworth

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.