



**KNIGHT CLOSE, DEEPING ST JAMES, PE6 8QN**  
**£275,000 FREEHOLD**

Having undergone a very recent refurbishment this fantastic family home is adjacent to Jubilee Park with rear and side views over open greens and enjoys westerly facing rear gardens. An attractive property with three bedrooms, refitted kitchen dining room and sitting room, extended off road parking and single garage.

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#### **ACCOMMODATION**

A wonderful location adjacent to Jubilee Park at the side and rear with views over the green, hedging flanks an extended gravel driveway with double width parking. You cross the drive, under the canopy storm porch with part glazed UPVC entrance door opening through to:

#### **ENTRANCE HALL**

A welcoming reception greets you, a place to hang your coats, with stairs to the first-floor accommodation, radiator and power point.

#### **SITTING ROOM**

14'11 x 11'10 a bright and inviting sitting room, finished in a modern colour pallet, with UPVC bow window to the front aspect, feature fireplace with electric fire inset, radiator, power points and TV point.

#### **KITCHEN DINING**

15'1 x 10'2 a stunning living space, refitted in February 2026 with UPVC window to the rear and UPVC French doors onto the west facing rear gardens with views over the surrounding greens to two boundaries. Comprising a range of modern base and eye level storage units incorporating straight edge work surface with stainless steel sink inset

and mixer tap over, integrated oven and hob with extractor fan over, plumbing and space for washing machine, space for fridge freezer, finished with modern wood effect flooring, vertical radiator and power points.

#### **LANDING**

A light landing with UPVC window to the side aspect, loft access and recessed airing cupboard

#### **BEDROOM**

12'3 x 8'5 a good double bedroom with UPVC window to the front aspect, recessed wardrobe area with hanging rails and shelving, radiator and power points

#### **BEDROOM**

9'9 x 8'2 another nice sized bedroom with UPVC window to the rear aspect, enjoying views over Jubilee Park, recessed wardrobe with hanging rails, radiator and power points

#### **BEDROOM**

9'5 x 6'6 currently a handy home office with UPVC window to the front aspect, built in storage cupboard, radiator and power points.

#### **BATHROOM**

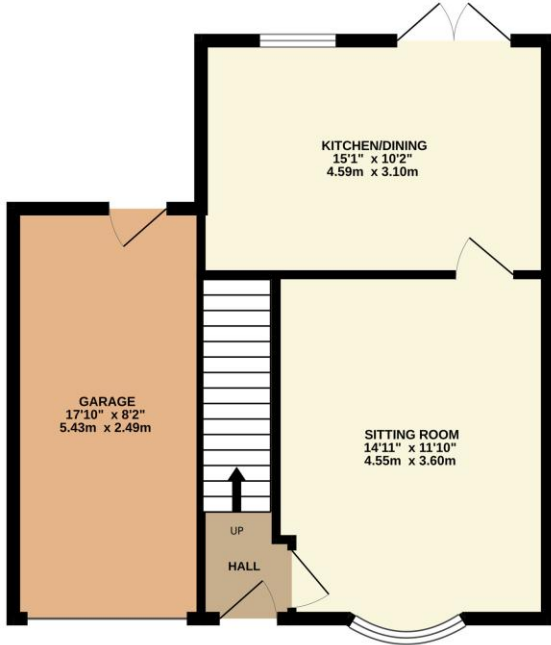
With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and a very recently replaced panel bath with shower over, tiled splashbacks, extractor fan, radiator and finished with tiled flooring.

#### **OUTSIDE**

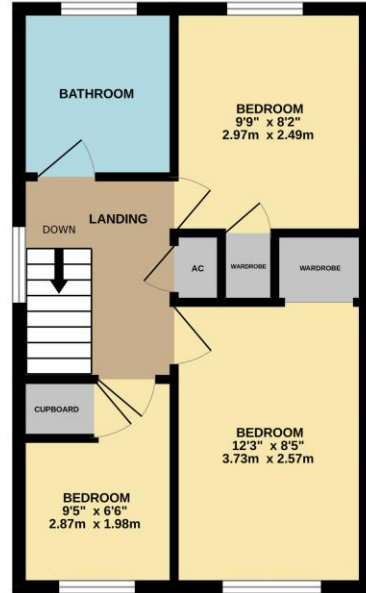
A fantastic position flanking the open greens of Jubilee Park to the side and rear, the frontage is partially enclosed by hedging and gravelled offering double width parking, leading to a SINGLE GARAGE 17'10 x 8'2 with up and over door, power and light connected. Gated side access leads to the rear gardens which are enclosed by panel fencing, mainly laid to lawn with extended patio seating area and views over Jubilee Park.



GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



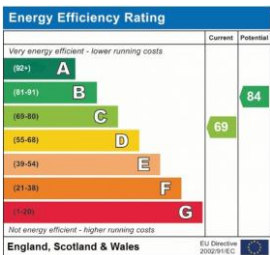
1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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