



PRENTICE PLACE, DEEPING ST JAMES, PE6 8GZ

£525,000 FREEHOLD

A striking detached stone-built family home beautifully appointed throughout, well located towards the entrance of an exclusive development and river walks close by. Four double bedrooms, home office, sitting room with bi-fold doors and a stunning kitchen day room with central island.

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

Winkworth

for every step...

winkworth.co.uk



Set back from the road behind a charming stone wall with hen capping, a cast hand gate leads to the attractive façade, under the timber and pantile canopy porch with part glazed composite entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, with timber balustrade stairs to the first-floor accommodation, underfloor heating, ceiling spotlights and modern wood effect flooring.

HOME OFFICE

10'2 x 7'3 a versatile room, an ideal home office with UPVC window to the front aspect, underfloor heating, modern wood effect flooring and power points.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a quality two-piece suite, low level WC and wash hand basin set in vanity unit, underfloor heating and finished with modern wood effect flooring.

SITTING ROOM

18'5 x 11'11 a lovely long light sitting room with UPVC window to the front aspect and Bi-fold doors to the rear aspect, underfloor heating, power points, TV point and modern wood effect flooring.

KITCHEN DAY ROOM

26'1 (Max) x 14'9 a fantastic space for the family to gather, ample room for dining and comfy sofas, a bright and inviting living area with UPVC windows to both the rear and side aspects and Bi-fold doors onto the rear gardens, comprising a range of quality base and eye level storage units incorporating

straight work surface with double ceramic sink inset and mixer tap over, integrated oven and convection oven with warming draw, integrated dishwasher, a generous central island unit with induction hob and extractor fan over, breakfast bar, wall mounted boiler, fridge freezer space, ceiling spotlights, underfloor heating, power points and modern wood effect flooring.

UTILITY ROOM

With UPVC window to the rear aspect, comprising base level storage, straight edge work surface, plumbing and space for washing machine, space for tumble dryer, power points, underfloor heating and extractor fan.

LANDING

A wonderful light landing with UPVC windows to the front and rear aspects, recessed airing cupboard and loft access

BEDROOM

11'8 x 12' a good double bedroom with UPVC window to the front aspect, radiator, power points and modern wood effect flooring.

BEDROOM

12'1 x 9'1 another double bedroom with UPVC window to the front aspect, radiator, power points and modern wood effect flooring.

BEDROOM

9'1 x 12'1 a double bedroom with UPVC window to the rear aspect, radiator, power points and modern wood effect flooring.

BATHROOM

With frosted UPVC window to the front aspect, comprising a quality four-piece suite, low level

WC, wash hand basin set in vanity unit, tiled panel bath and shower cubicle with rain shower over, tiled splashbacks, heated towel rail and ceiling spotlights.

PRINCIPAL BEDROOM

18'6 x 12'1 a fantastic principal suite with UPVC window to the rear aspect and Velux window to the side, fitted double wardrobe with further bespoke fitted wardrobes in a contemporary pallet, radiator, power points, TV point and modern wood effect flooring.

EN SUITE

With Velux window to the side aspect, comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower with glass screen and rain shower over, fully tiled walls, chrome heated towel rail and modern wood effect flooring.

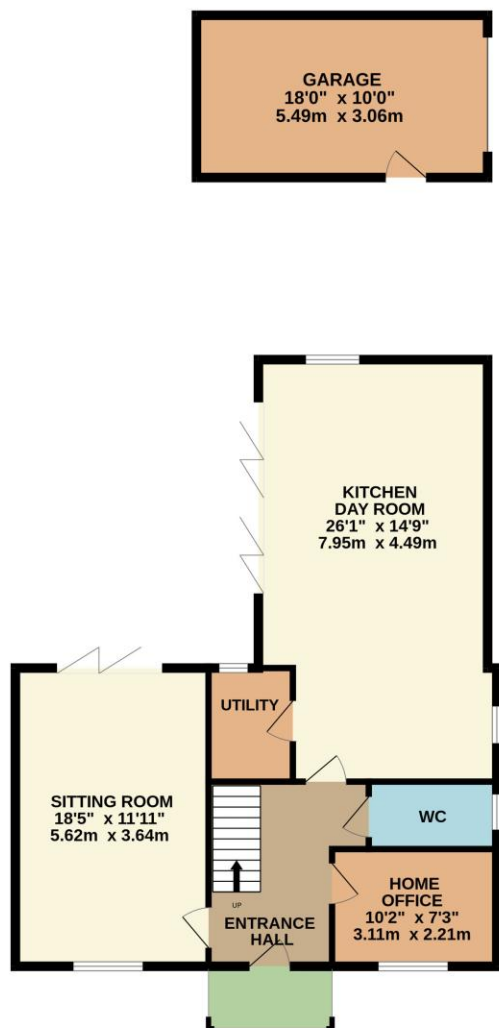
OUTSIDE

Set along an extremely popular roadway, close to river walks, the attractive frontage is set behind a low stone wall with hen capping, hard landscaped with granite chipping and paved pathway. To the side is a double width block paved driveway offering off road parking for two vehicles and leads to a DETACHED GARAGE 18' x 10' with electric roller door, power and light connected and eaves storage. Gated side access leads to the rear gardens which are enclosed by stone wall and fencing laid to lawn with patio seating area for entertaining, with outside lighting and outside power points.



GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Winkworth
for every step...

[winkworth.co.uk](https://www.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.