



SWIFT CLOSE, DEEPING ST JAMES, PE6 8QH
£390,000 FREEHOLD

A cleverly extended detached family, well positioned within a small cul de sac enjoying good sized south westerly facing gardens, with four good bedrooms, en suite and bathroom, three versatile reception rooms and attractive kitchen dining, extended parking and garage with workshop.

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ACCOMMODATION

Across the block paved frontage, offering plenty of additional parking and up to the modern entrance door, opening through to:

ENTRANCE HALL

A light and welcoming reception greets you with glass balustrade stairs to the first floor accommodation and handy under stairs storage

SITTING ROOM

11' x 12' 10 a comfortable sitting room with UPVC bow window to the front aspect, radiator, power points and TV point

DINING ROOM

14' 2 x 8' 7 a versatile reception room, a play room, home office or for entertaining, with UPVC window to the front aspect, radiator, power points and wood effect flooring

KITCHEN/DINING

16' 8 x 8' 10 a fantastic space with an open plan flow through to the family room, comprising a range of modern base and eye level storage units incorporating straight edge work surface with sink inset and mixer tap over, integrated double oven and four hob, extractor fan, integrated dishwasher, integrated fridge and freezer, power points and finished with wood effect flooring

FAMILY ROOM

15' 11 x 9' 8 a wonderful addition to the living space with vaulted ceiling and UPVC French doors to the rear aspect, finished with wood effect flooring, bespoke breakfast bar, radiator, power points and ceiling spot lights.

UTILITY

8' 7 x 8' 1 with UPVC window to the side aspect, plumbing and space for washing machine, space for tumble dryer, power points and wood effect flooring

CLOAKROOM

with frosted UPVC window to the rear aspect, with low level WC and wash hand basin, radiator and wood effect flooring

LANDING

With loft access and recessed storage cupboard

BEDROOM

10' 10 x 11' 7 a good double bedroom with UPVC window to the front aspect, radiator, power points and TV point

EN SUITE

With frosted UPVC window to the front aspect, comprising a modern three piece suite, low level WC, wash hand basin set in vanity unit and walk in shower cubicle with rain shower over, extractor fan, fully tiled walls and tiled flooring

BEDROOM

10' 11 x 10' 11 (max) with UPVC window to the rear aspect, fitted double wardrobes, recessed shelving, radiator and

power points

BATHROOM

with frosted UPVC window to the rear aspect, comprising a modern three piece, low level WC, wash hand basin set in vanity unit and panel bath with glass screen and rain shower over, heated towel rail, extractor fan, fully tiled walls and tiled flooring

BEDROOM

8' 7 x 8' 7 with UPVC window to the rear aspect, recessed double wardrobe with hanging rails, radiator and power points

BEDROOM

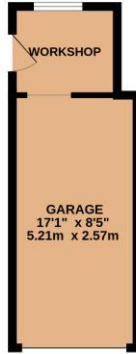
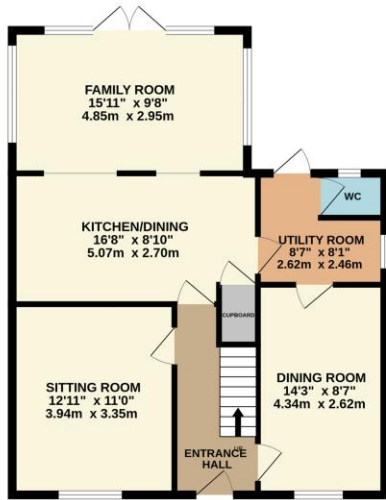
11' 10 x 8' 7 with UPVC window to the front aspect, radiator, power points and wood effect flooring

OUTSIDE

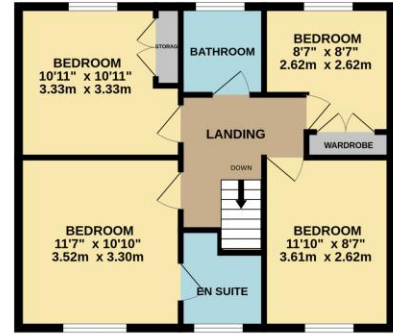
A great location, local schools just a few minutes away, set toward the end of an attractive enclave, the frontage is open and has been block paved to offer ample additional parking, a concrete driveway to the side with further off road parking, leads to a SINGLE GARAGE 17' 1 x 8' 5, with up and over door, power and light connected, eaves storage and workshop to the rear. Gated side access leads to the south westerly facing rear gardens, a true oasis, enclosed by panel fencing and hedging, extended patio seating, shaped lawns and shrub borders, space for a timber shed and further storage area



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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