



**EASTGATE, DEEPING ST JAMES, PE6 8RB  
£435,000 FREEHOLD**

A striking bespoke build of stone and red brick under a pantile roof, a deceptively spacious contemporary home with architectural detail and an open flow with four reception rooms and three bedrooms, extended parking and attractive rear gardens.

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Across the neat front and extended gravel parking and up to the part glazed UPVC entrance door, opening through to:

#### SNUG

11'9 x 14' (max) a bright and welcoming reception greets you with UPVC box bay window to front aspect, bespoke window seat, dual radiators, engineered oak flooring, feature curved wall, power points, and oak double doors through to:

#### KITCHEN

11'10 x 8'3 another light space, with UPVC window to side aspect, comprising a range of modern base and eye level storage units, incorporating contrasting roll edge work surface, stainless steel 1 1/4 sink with mixer tap over, integrated dishwasher, integrated stainless steel double oven with 4 ring hob with stainless steel extractor hood over, integrated fridge and freezer, tiled splash backs, engineered oak flooring and ceiling spot lights

#### UTILITY ROOM

7' x 6'2 with part glazed UPVC door to side aspect, comprising a range of base and eye level storage units, roll edge work surface, stainless steel sink with taps over, tiled splash backs, space and plumbing for washing machine, engineered oak flooring, oil boiler, power points, radiator and extractor fan.

#### DINING ROOM

16'6 x 8'3 a versatile and inviting room with double doors from the snug area and UPVC window to the front aspect, vertical radiator, power points and TV point.

#### INNER HALL

With side stairs to first floor accommodation and UPVC window to side aspect, under stairs storage cupboard, radiator, power points, finished with engineered oak flooring.

#### CLOAKROOM

With frosted UPVC window to side aspect, comprising low level WC and wash hand basin, engineered oak flooring, radiator and extractor fan.

#### HOME OFFICE

6'5 x 6'2 an ideal space to work from home, with UPVC window to side aspect, engineered oak flooring, radiator, power points and BT point.

#### SITTING ROOM

17'9 x 12'6 a wonderful light and airy sitting room with long UPVC windows to the side and rear aspects and UPVC French doors opening into the rear gardens, engineered oak flooring, twin vertical radiators, power points and TV point.

#### LANDING

The upstairs offers generous ceiling heights and shaped roof line, radiator, power points and walk in airing cupboard.

#### PRINCIPAL BEDROOM

19'3 (max) x 17'10 (max including wardrobes) a generous principal bedroom with high ceilings and UPVC window to rear aspect, bespoke fitted triple wardrobe with hanging rails and shelving, radiator, power points and TV point

#### EN-SUITE

With twin Velux window to side aspect, comprising a modern three-piece suite, low

level, wash hand basin and curved corner shower cubicle with shower over, chrome heated towel rail, tiled flooring, part tiled walls, shaver point and ceiling spotlights.

#### BEDROOM

13'3 x 12'5 with UPVC window to front aspect, radiator, power points, TV point, part sloping ceiling and feature curved wall

#### BEDROOM

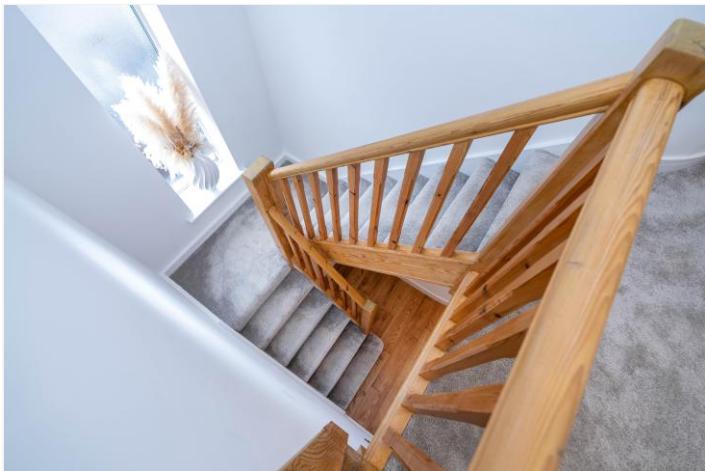
10'11 x 8'4 with UPVC window to front aspect, radiator, power points and TV point.

#### BATHROOM

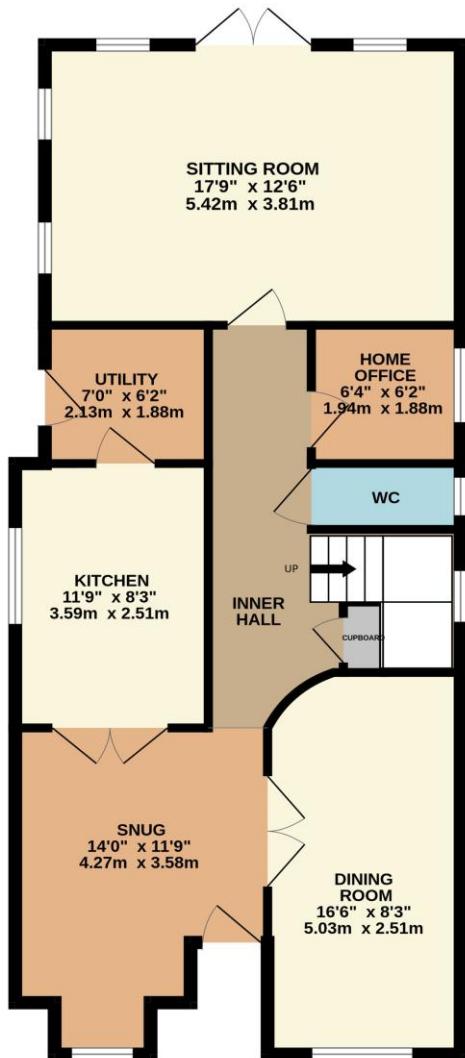
11'11 x 8'4 a well-appointed and generous bathroom with frosted UPVC window to side aspect, comprising a modern four-piece suite, low level WC, wash hand basin, oval contemporary freestanding bath with wall mounted chrome taps, oversize walk-in curved shower cubicle with rain shower over, tiled splashbacks, tiled floor, chrome heated towel rail, part sloping ceiling and ceiling spotlights.

#### OUTSIDE

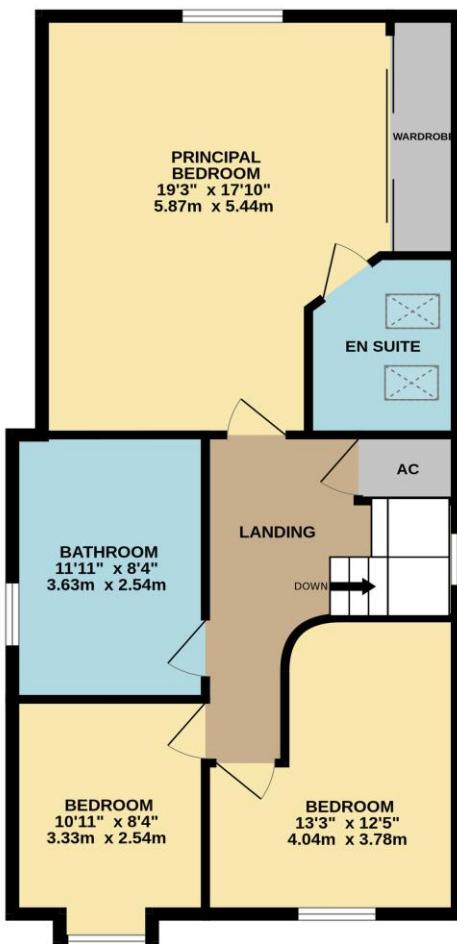
Superbly situated along a popular non estate causeway, close to river walks and conservation areas, the front gardens are part enclosed by fencing and gravelled offering off road parking for at least two vehicles. Gated access to the rear gardens which have been landscaped with low maintenance in mind, enclosed by panel fencing with extended patio seating and decked pathway flanked by artificial lawn and wood edged raised borders leading to a timber summer house and hidden oil tank.



GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



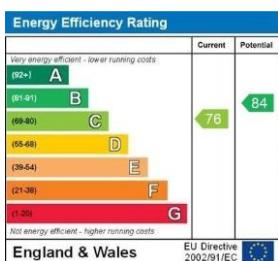
1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 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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