



**LINCHFIELD ROAD, DEEPING ST JAMES, PE6 8EP**  
**£325,000 FREEHOLD**

Overlooking fields to the front aspect, a lovely spot to make your own, with a deceptively spacious abode on offer, with three reception rooms, including a light filled family room with bi-folding doors linking to the garden, sitting room, home office space (or ground floor bedroom), refitted kitchen, refitted bathroom and en-suite, and three bedrooms.

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## ACCOMMODATION

Across the paved pathway and gate to the main entrance door and through to;

### ENTRANCE HALL

With ceiling spotlights, radiator, stairs to first floor accommodation

### KITCHEN BREAKFAST ROOM

8'8 x 16'8 with UPVC window to front aspect, with a range of refitted base and wall storage units with contrasting work surface, inset sink with mixer tap, tiled splash back, integrated fridge/freezer, space for dishwasher, space for washing machine, integrated eye level oven and grill, integrated gas hob with extractor hood over, power points, TV point, door to the rear pathway leading to the garden

### CLOAKROOM

With frosted UPVC window to rear, refitted suite with low level wc, wash hand basin with vanity unit under, heated towel rail

### STUDY / BEDROOM

8'11 maximum x 9'7 an ideal spot to set up for those who work from home, but currently set up by the present vendors as a bedroom, with UPVC window to front aspect, radiator, power points, ceiling spotlights

### SITTING ROOM

12'4 x 13'11 a comfortable space to sit

and relax at the end of the day with UPVC window to rear aspect, radiator, power points, TV point, UPVC French Doors leading to;

### FAMILY ROOM

9'4 x 21'11 a fantastic addition to the property with a variance of uses either as a playroom or second sitting room, a lovely light fitted space with bi-folding doors opening out bringing the outside in, and vice versa, radiator, power points

### LANDING

With UPVC window to rear aspect, radiator, access to loft space, ceiling spotlights, power points, airing cupboard housing hot water tank and central heating boiler

### BEDROOM

8'10 x 16'9 maximum with UPVC window to front aspect, radiator, power points, TV point, built in double wardrobe, door to;

### EN-SUITE

With frosted UPVC window to rear aspect, a refitted suite with double shower cubicle and rainfall shower over, additional hand shower attachment, low level wc, wash hand basin with vanity unit under, heated towel rail, full height wall tiling

### BEDROOM

8'4 x 10'11 maximum with UPVC

window to front aspect, radiator, power points, built in single wardrobe

### BEDROOM

7'10 x 7'5 with UPVC window to side aspect, radiator, power points, TV point

### BATHROOM

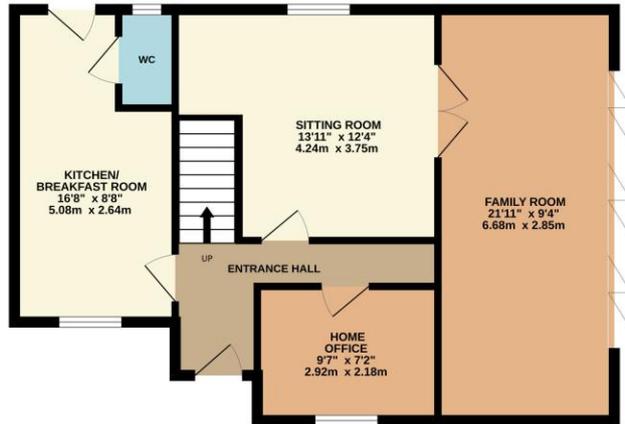
With frosted UPVC window to side aspect, a refitted suite with panelled bath, rainfall shower over, mixer tap, low level wc, wash hand basin with vanity unit under, full height wall tiling, heated towel rail

### OUTSIDE

Set across from open fields offering a delightful view and aspect with sunrise views from the east. The front of the property is approached a cast iron gate and railings enclosing the small courtyard area to the front door. The garden sits to the side of the property and is designed for low maintenance and a space to enjoy with minimal effort, enclosed by curved brick wall and fencing, with a spacious patio area leading out from the family room with bi-folding doors, linking these two spaces perfectly and would provide an ideal spot for lazy days with the family or for entertaining over the summer months, lawn area, gate from the garden provides access to the block paved double width driveway and the single garage.



GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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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