



CORNFIELD CLOSE, DEEPING ST NICHOLAS, PE11 3DB
£247,000 FREEHOLD

An attractive cottage style home tucked away in a small enclave within the ever-popular village of Deeping St Nicholas, a versatile ground floor with two reception rooms and a kitchen breakfast. Three good bedrooms, the main with dressing area and en suite, enjoying southerly facing rear gardens.

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Set back within a small enclave, you cross the driveway and up to the timber framed canopy storm porch with part glazed entrance door opening through to:

ENTRANCE PORCH

A space to kick off the shoes and hang your coat, with glazed door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you with side stairs to the first-floor accommodation, radiator and power points, with glazed double doors opening through to:

DINING ROOM

9'1 x 9' a fantastic, versatile reception room, formal dining or home office, even a playroom, with UPVC window to the front aspect, radiator and power points.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, extractor fan and radiator.

SITTING ROOM

16'10 x 9'8 a bright and comfortable sitting room with UPVC window to the front aspect and UPVC French doors onto the southerly facing rear gardens, feature fireplace, radiator, power points and TV point.

KITCHEN BREAKFAST

11'1 x 9'4 with UPVC window to the rear aspect and views over the attractive gardens, comprising a range of base and eye level storage units, incorporating roll

edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and four ring hob with stainless steel and glass extractor fan over, integrated dishwasher, fridge freezer space, power points and ceiling spotlights.

UTILITY

With frosted UPVC window to the side aspect, base level storage with sink inset and mixer tap over, plumbing and space for washing machine, tiled flooring and recessed pantry unit, radiator, power points and ceiling spotlights.

LANDING

A light landing with UPVC window to the side aspect, loft access (boiler in the loft) radiator and recessed airing cupboard.

BEDROOM

12'9 x 10'5 a lovely main bedroom with UPVC window to the front aspect, radiator, power points and TV point opening to DRESSING AREA 6'2 x 4'1 with UPVC window to the rear aspect and twin built in double wardrobes with hanging rails

EN SUITE

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, chrome heated towel rail and extractor fan.

BEDROOM

9'4 x 9'8 with UPVC window to the front aspect, radiator, power points and TV point.

BEDROOM

9'9 x 9'7 another good bedroom with UPVC window to the rear aspect, radiator, power points and TV point.

BATHROOM

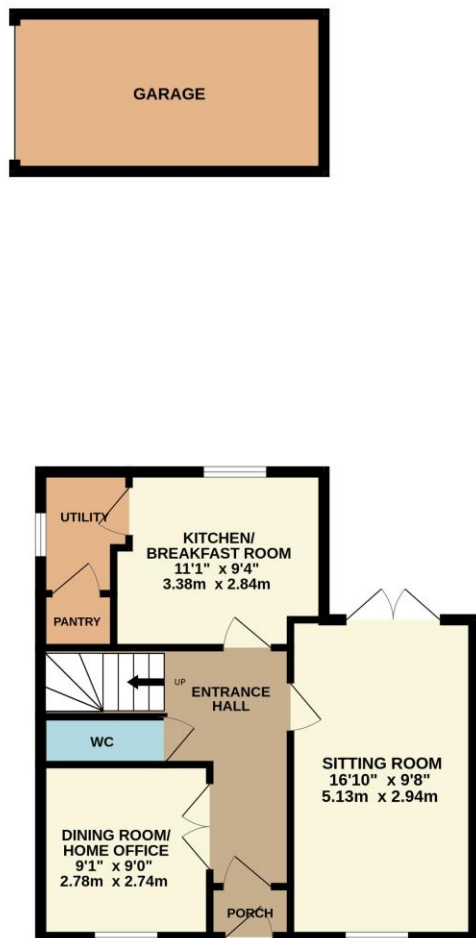
With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath, tiled splash backs, chrome heated towel rail and extractor fan.

OUTSIDE

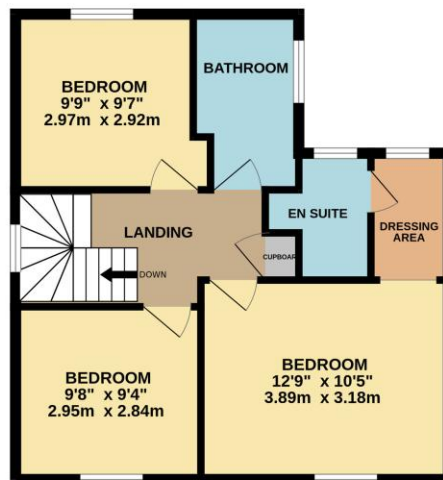
Set within a small enclave, there is a block paved driveway to the front offering off road parking and leading to a SINGLE GARAGE with up and over door. The frontage is partially enclosed by neat box hedging and timber sleepers, gated side access leads to the attractive rear gardens which enjoy a southerly aspect, neat, shaped lawns with patio seating area, wood edged beds and mature planting with raised corner decking area.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 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		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

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