



COWSLIP DRIVE, DEEPING ST JAMES, PE6 8TE
£259,000 FREEHOLD

A Fantastic modern three-bedroom family home or first time buy, a fabulous location enjoying south westerly facing gardens, tandem driveway and single garage. The ground floor has been extended and benefits from a separate home office, a comfortable sitting room and bright kitchen diner

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ACCOMMODATION

Set away from the roadway on a lovely corner plot, you cross the block paved driveway and up to the side with UPVC entrance door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you, with side stairs to the first-floor accommodation, radiator and finished with wood effect flooring.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, radiator and wood effect flooring

HOME OFFICE

8'7 x 6'3 a fantastic addition to the accommodation, ideal for working from home, with UPVC window to the side and UPVC French doors onto the south westerly facing rear gardens, radiator and power points.

SITTING ROOM

14'10 x 13'11 a good size and comfortable sitting room with dual UPVC windows to the front aspect, radiator, power points and TV point

KITCHEN/DINING

14'10 x 9'7 a great space with UPVC window to the rear and UPVC sliding patio doors onto the conservatory, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel 1/4 sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, fridge/freezer space, power points and wood effect flooring

CONSERVATORY

9'2 x 9'10 another bright space, UPVC and plastered brick with tiled flooring and UPVC French doors onto the south westerly facing rear gardens

LANDING

With loft access (boiler in the loft) and radiator

BATHROOM

With frosted UPVC window to the rear aspect comprising a refitted modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over, tiled splashbacks, chrome heated towel rail, extractor fan and wood effect flooring.

BEDROOM

11'2 x 8'2 (min) 10'6 (max) a light room with UPVC window to the rear aspect, radiator, power points and built

in storage cupboard

BEDROOM

10'8 x 8'2 (min) 10'6 (max) another double room with UPVC window to the front aspect, radiator, power points, TV point and recessed double wardrobe

BEDROOM

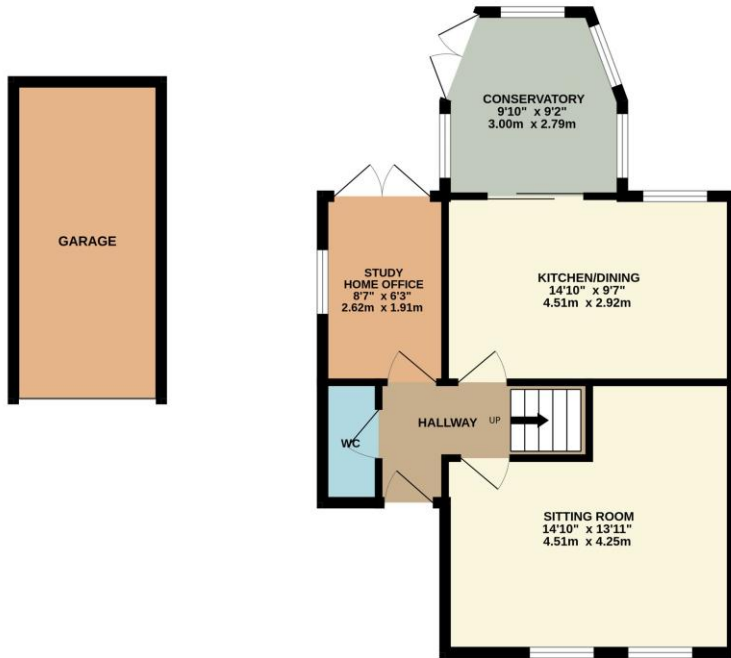
7'9 x 6'4 an attractive single room with UPVC window to the front aspect, radiator and power points

OUTSIDE

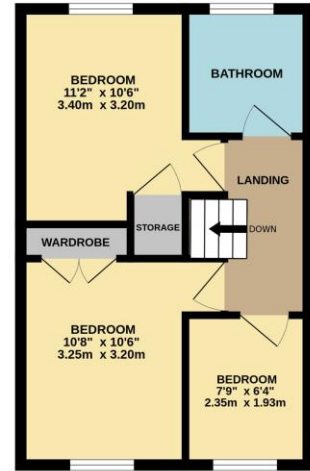
A great spot, set back from the road on a corner with tandem block paved driveway with parking for two vehicles, leading to a SINGLE GARAGE with up and over door. Gated access to the rear gardens, which are enclosed by fencing and enjoying a south westerly facing aspect, mainly laid to lawn with wood edged borders, patio seating and raised decking area.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



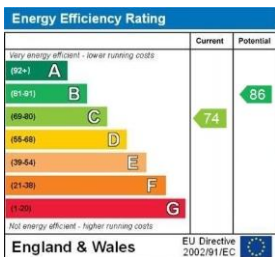
1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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