



Hurfords

Eastgate, Deeping St. James Peterborough Freehold: £415,000

Key Features



- Prestigious stone-built home constructed in 2018 by a highly regarded local builder
- Two years remaining on NHBC warranty for added peace of mind
- Sought-after Eastgate location in Market Deeping, quietly set back from the centre
- Stunning open field and River Welland views with direct riverside access
- Impressive 39ft open-plan living, dining and kitchen space with island, lantern roof and log-effect fire

Built in 2018 by a highly regarded and trusted local builder, the property has been finished to an impressive standard and still benefits from two years remaining on its NHBC warranty, offering peace of mind for future owners.

Quietly set back from the centre of Market Deeping, the home enjoys an idyllic backdrop of open field views with wonderfully landscaped, southerly facing gardens leading directly down to the gentle River Welland, creating a serene environment that feels worlds away from everyday life. Scenic walking routes and riverside paths sit right on the doorstep, perfect for those who enjoy the outdoors and a relaxed pace of living. Despite its peaceful setting, Eastgate remains conveniently positioned, with the welcoming local pub, popular coffee shop, and the community hall all within



walking distance, offering fitness classes, clubs and social activities - ideal for meeting neighbours and easing into village life, especially for those new to the area.

Stepping inside, the property opens into a welcoming hallway before flowing into an impressive 39ft open plan living/dining/kitchen space, beautifully designed with a feature log effect fire, stylish fitted kitchen with central island, lantern window and rear seating area enjoying views over the garden.

The ground floor also offers a cloakroom, while upstairs the principal bedroom enjoys a Juliet balcony framing the stunning river and countryside scenery, along with built in wardrobes and an en suite.

Two further bedrooms and a modern family bathroom complete the first floor.

Outside, a block paved driveway provides parking for up to four vehicles, while the thoughtfully landscaped rear garden includes a covered glazed loggia, lawned areas, a timber shed, and steps leading to a lower terrace with a charming summerhouse and covered patio positioned perfectly to take in the breathtaking riverside views.

This is a rare opportunity to secure an individual,



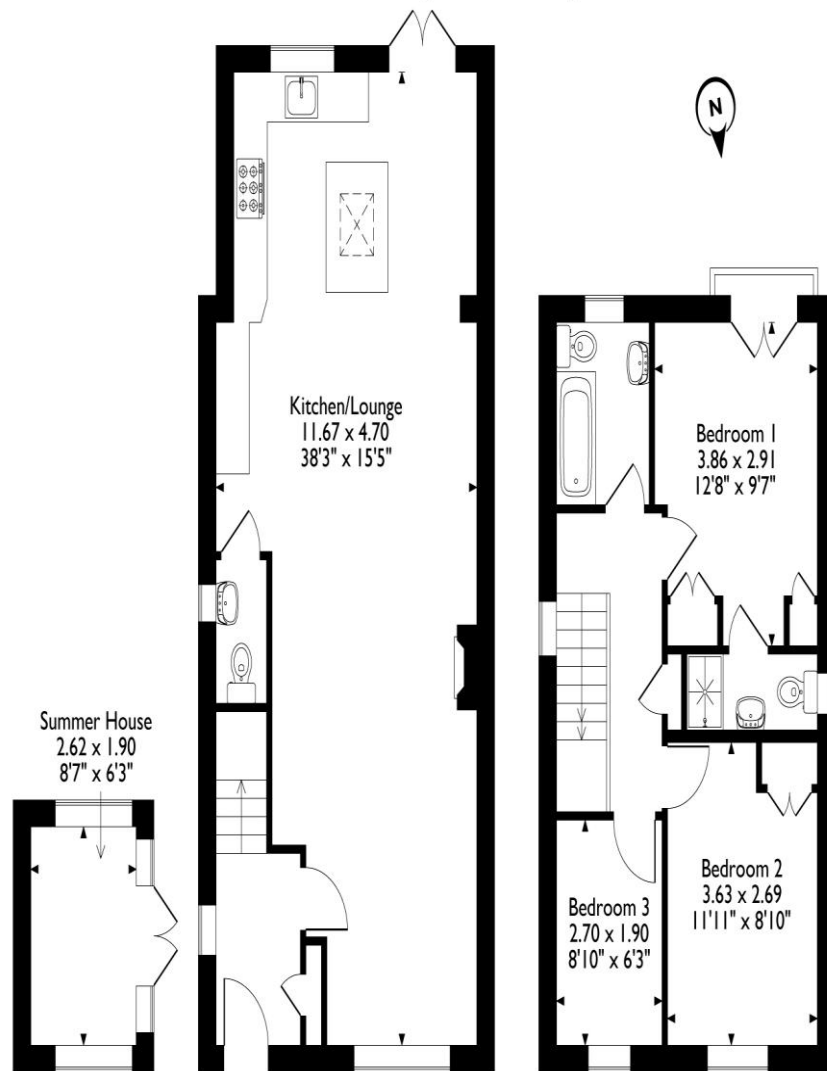
Eastgate, Deeping St. James, Peterborough, Lincolnshire

Approximate Gross Internal Area

Main House = 95 Sq M/1022 Sq Ft

Outbuilding = 5 Sq M/54 Sq Ft

Total = 100 Sq M/1076 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

high quality home in one of Deeping's most desirable and characterful streets, where peaceful countryside living meets convenient village amenities - a property that truly must be viewed to be appreciated.

Selling your property?

Contact us to arrange a FREE home valuation.

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