



PARK ROAD, DEEPING ST JAMES, PE6 8ND
£445,000 FREEHOLD

An attractive and beautifully appointed family home, deceptively spacious and positioned along a popular non estate roadway, enjoying an enclosed corner plot. With four double bedrooms, four versatile reception rooms and stunning kitchen with central island and bi-fold doors, electric gated entrance

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Set on a deceptive corner plot on a popular non estate roadway, you pass through the timber hand gate and along the pretty garden path flanked by neat lawns, stepping down the timber sleepers and up to the new contemporary entrance door, opening through to:

ENTRANCE HALL

A bright and beautifully appointed reception greets you with stripped wood flooring and reverse stairs to the first-floor accommodation.

CLOAKROOM

A neat cloakroom with frosted UPVC window to the rear aspect, comprising low level WC and wash hand basin, chrome heated towel rail and tiled flooring.

SITTING ROOM

14'10 x 11'10 a lovely light living room with UPVC window to the front aspect and UPVC French doors onto the rear gardens, attractive cast fireplace with open fire, radiator, power point and wood flooring.

HOME OFFICE

9'11 x 10'11 a versatile room and ideal home office with UPVC window to the front aspect, power point and herringbone style flooring.

KITCHEN DINER

20'6 x 12' opening to 19'11 a stunning room with UPVC window to the front aspect and bifold doors onto the rear gardens, further part glazed door to the side, comprising a range of quality modern base and eye level storage units incorporating Quartz work surface with inset sink and mixer tap over, central island unit with extractor induction hob, integrated double oven, integrated dishwasher,

integrated fridge and freezer, plumbing and space for washing machine, power points and vertical radiator, herringbone style flooring and opening through to:

SNUG

9'10 x 6'10 a fantastic extension of the kitchen, ideal dining space with herringbone style flooring and vertical radiator.

FAMILY/PLAYROOM

18'3 x 9'9 another versatile reception room with UPVC window to the front aspect and UPVC French doors opening onto the side gardens, stripped wood flooring, dual radiators and power points.

LANDING

A beautiful landing with UPVC window to the front aspect with an attractive seating area and stripped wood flooring.

BEDROOM

14'10 x 11'11 a bright and warm bedroom with dual aspect UPVC windows to the front and rear aspect, decorative cast bedroom fireplace, stripped wood flooring, radiator and power points.

BEDROOM

8'11 x 9'11 opening to 16'7 (max) with dual aspect UPVC windows to the front and side aspects, stripped wood flooring, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and oversize shower with rain shower over, subway style tiled splash backs, whitewash

wood effect flooring and ceiling spotlights.

BEDROOM

13'1 x 9'1 with UPVC window to the side aspect, stripped wood flooring, radiator and power points.

BEDROOM

12'1 x 9'8 with UPVC window to the side aspect, stripped wood flooring, radiator, power points and walk in wardrobe with hanging rails.

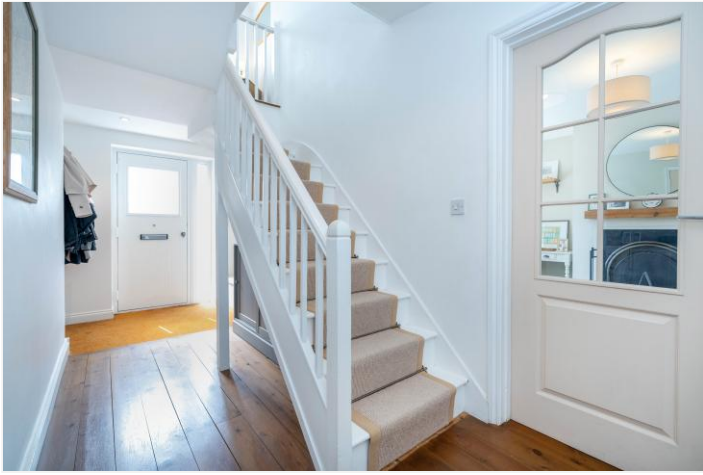
EN SUITE

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, was hand basin and timber panelled bath, stripped wood flooring radiator and extractor fan

OUTSIDE

Set on a fabulous corner plot with enclosed gardens to the front side and rear, you enter via an electric sliding timber gate on to extended parking for at least four vehicles. Leading to a DOUBLE GARAGE 18'5 x 18'7 with electric door, power and light with pedestrian door, EV charging point, the front and side gardens are landscaped and enclosed by fencing and mature hedging with raised sleeper edged lawns and seating areas. The rear gardens are enclosed by fencing with lawns and raised timber decking.

AGENTS NOTE: In conjunction with the 1979 Estate Agents Act, we wish to disclose that a member of staff of Winkworth Estate Agents Market Deeping, is related to the vendor of this property.



GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 2070 sq.ft. (192.3 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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