



**SWIFT CLOSE, DEEPING ST JAMES, PE6 8QQ**  
**£315,00 FREEHOLD**

A fantastic family home well located toward the end of an established and popular cul de sac, cleverly reconfigured to maximise the living space, with four bedrooms and three reception rooms and extended kitchen breakfast, increased parking and low maintenance gardens.

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## ACCOMMODATION

Set toward the end of an established and popular cul de sac, a few minutes from the local primary school, you cross the extended driveway and up to the part glazed UPVC entrance door, opening through to:

### ENTRANCE PORCH

A space to kick the shoes off, with part glazed door opening through to:

### ENTRANCE HALL

A light and welcoming reception greets you with stairs to the first-floor accommodation, handy understairs storage, radiator, power points and finished with tiled flooring.

### CLOAKROOM

With frosted UPVC window to the front aspect, comprising a two-piece suite, low level WC, and wash hand basin, radiator and tiled flooring.

### SNUG/HOME OFFICE

16'2 x 7'7 a great addition to the accommodation, a versatile space with UPVC window to the front aspect, radiator, power points and TV point.

### SITTING ROOM

15'5 x 12'7 a bright reception room with UPVC bow window to the front aspect, radiator, power points, TV point, square archway opening to:

### DINING ROOM

10'2 x 9'6 with UPVC French doors opening

onto the rear gardens, radiator, power points and finished with wood effect flooring.

### KITCHEN/BREAKFAST

16'10 x 11'11 (max) 8'9 (min) a cleverly reconfigured space with UPVC window to the rear aspect and further UPVC door to the rear, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset, integrated double oven and four ring hob with stainless steel extractor fan over, plumbing and space for dishwasher, plumbing and space for washing machine, breakfast bar, fridge freezer space, radiator, power points and finished with tiled flooring.

### LANDING

A light landing with UPVC window to the side aspect, loft access and recessed airing cupboard

### BEDROOM

7' (excluding wardrobe) x 6'7 with UPVC window to the front aspect, radiator, power points and recessed wardrobe

### BEDROOM

11'11 (max) 9'9 (min) x 10'3 with UPVC window to the front aspect, built in double wardrobe, radiator and power points.

### BATHROOM

With frosted UPVC window to the side aspect, comprising a modern white three-piece suite, low level WC, wash hand basin set in vanity unit and curved panel bath

with glass screen and electric shower over, tiled splash backs, tiled flooring and chrome heated towel rail.

### BEDROOM

10'11 x 9'5 with UPVC window to the rear aspect, radiator, power points and TV point.

### BEDROOM

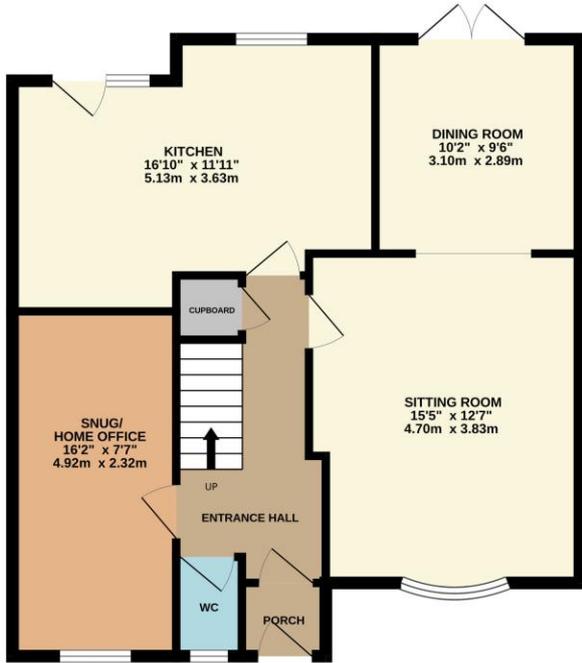
8'11 x 7'8 with UPVC window to the rear aspect, radiator and power points.

### OUTSIDE

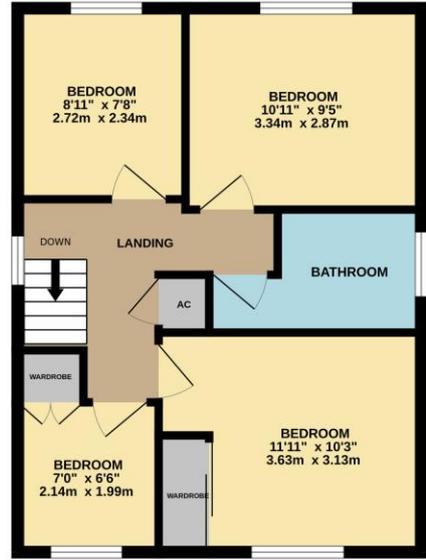
Set toward the end of an established and popular cul de sac, a few minutes' walk to the local primary school, the frontage is partially enclosed by hedging with extended gravel off road parking for around three vehicles. The rear gardens are enclosed by panel fencing and have been hard landscaped with extended paved patio area and artificial lawn and vegetable plot, with space for timber shed and summer house.



GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		83
B	(81-91)		
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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