



**CROWSON WAY, DEEPING ST JAMES, PE6 8EY**  
**£320,000 FREEHOLD**

A wonderful and welcoming family home within a popular established development, just around the corner from Jubilee Park and Primary school on the doorstep. A four-bedroom property with good size gardens front and rear, two receptions, a refitted kitchen in 2025 and conservatory.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)



for every step...



A fabulous location, close to Jubilee Park and local primary school. Set back from the roadway with a neat frontage and double length driveway, you cross under the canopy storm porch with UPVC entrance door opening through to:

#### ENTRANCE HALL

A warm and welcoming reception greets you, with stairs to the first-floor accommodation, handy understairs storage cupboard, radiator and power points, finished with wood effect flooring

#### CLOAKROOM

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

#### SITTING ROOM

15'5 x 12'7 a lovely light sitting room with UPVC bow window to the front aspect, feature place, radiator, power points and TV point, archway through to:

#### DINING ROOM

9'5 x 10'1 with sliding patio doors through to the conservatory, radiator and power points, finished with wood effect flooring

#### CONSERVATORY

UPVC and plastered brick construction with wall mounted electric heater and French doors to the side aspect onto the rear gardens

#### KITCHEN

8'11 x 11' another bright room with UPVC

window to the rear aspect and part glazed UPVC door to the side, comprising a range of refitted base and eye level storage units, incorporating straight edge work surface with sink inset and mixer tap over, integrated oven and four ring gas hob with extractor fan over, integrated fridge and freezer, plumbing and space for washing machine, concealed wall mounted boiler, power points and modern wood effect flooring.

#### LANDING

With UPVC window to the side aspect, recessed airing cupboard and loft access

#### BEDROOM

8'1 x 7'9 with UPVC window to the rear aspect, radiator, power points and wood effect flooring

#### BEDROOM

10'9 x 9'3 with UPVC window to the rear aspect, radiator, power points and wood effect flooring

#### BATHROOM

With frosted UPVC window to the side aspect, comprising a four-piece suite, low level WC, wash hand basin, panel bath and shower cubicle with electric shower over, fully tiled walls, radiator and modern herringbone effect flooring

#### BEDROOM

10'5 x 12' with UPVC window to the front aspect, built in triple wardrobe with sliding doors and hanging rails, radiator and power points.

#### BEDROOM

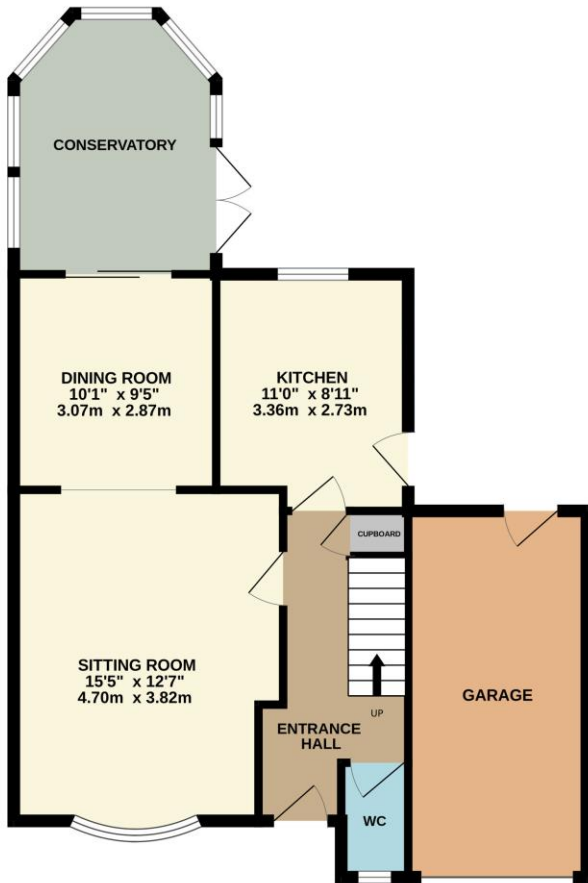
7'4 x 6'7 with UPVC window to the front aspect, recessed storage with hanging rails, radiator and power points.

#### OUTSIDE

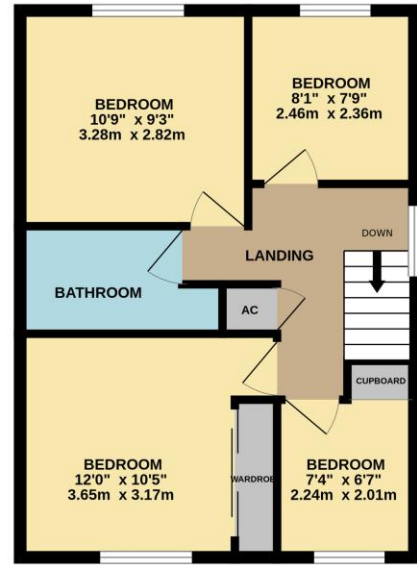
Set along a popular established roadway, across from Linchfield Primary School and around the corner from Jubilee Park, a fantastic position. The front is open and laid to lawn with double length driveway leading to SINGLE GARAGE with up and over door, power and light, eaves storage and pedestrian door. Gated side access leads to the good sized rear gardens, closed by fencing and mature hedging, long lawns and patio seating area, gravel beds and well stocked borders with further seating area at the rear of the plot.



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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