



**PARK ROAD, DEEPING ST JAMES, PE6 8ND**  
**£435,000 FREEHOLD**

A much improved and versatile detached family home, well positioned along a popular roadway, a short stroll to local amenities and riverside walks. With a mix of four bedrooms and three reception rooms, enjoying generous gardens, extended parking and solar panels.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## **ACCOMMODATION**

Located along an established popular roadway a short stroll to local amenities, set behind a low brick wall, you enter the carriage driveway, and across the extended parking up to the composite entrance door, opening through to:

### **ENTRANCE HALL**

**15' x 7'9** a warm and welcoming reception greets you, with porthole window to the front aspect and side stairs to the first-floor accommodation, with handy understairs storage cupboard and opening through to:

### **DINING ROOM**

**9'10 x 16'5** a versatile room, a central gathering space for the family, with UPVC window to the side aspect, dual radiators, power points and alcove shelving

### **LOBBY**

With doors opening to:

### **SHOWER ROOM**

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower, heated towel rail, tiled flooring and ½ tiled walls

### **BEDROOM/HOME OFFICE**

**9'3 x 8'3** a great ground floor bedroom with adjacent shower room, with UPVC windows to both the front and side aspect, radiator, power points and finished with wood effect flooring.

### **KITCHEN**

**13'5 x 11'8** (opening to the utility area 16'6) with UPVC window to the rear aspect, comprising a range of modern base and eye level storage units incorporating solid wood

work surface with stainless steel sink inset and mixer tap over, integrated double oven and five ring gas hob with stainless steel extractor fan over, integrated dishwasher, integrated fridge, power points and tiled flooring.

### **UTILITY**

**13'5 x 4'4** a handy workspace with part glazed UPVC door to the rear aspect, comprising a range of base level storage units, solid wood surface with stainless steel sink inset, plumbing and space for washing machine, space for tumble dryer, wall mounted boiler and power points.

### **SITTING ROOM**

**25'1 x 11'9** a lovely long and light sitting room with UPVC windows to the front and rear aspects and UPVC French doors onto the generous rear gardens, radiator, power points, TV point and open fire (unchecked)

### **PRINCIPAL BEDROOM**

**16'2 x 9'2** a cleverly reconfigured space, now a wonderful principal bedroom suite, with UPVC French doors and UPVC picture window to the rear aspect, radiator and power points. Opening through to:

### **DRESSING ROOM**

**8'7 x 8'6** a great space for freestanding wardrobes, radiator, power points and pedestrian door through to the garage.

### **EN SUITE**

**8'6 x 8'10** with frosted UPVC window to the front aspect, comprising a modern quality four-piece suite, low level WC, wash hand basin set in vanity unit, panel bath and walk in shower with glass screen and rain shower over, heated towel rail, ½ tiled walls and tiled

flooring.

### **LANDING**

With doors opening out to:

### **BEDROOM**

**15'3 x 8'3** with UPVC window to the side aspect, fitted triple wardrobe with hanging rails, radiator and power points

### **OFFICE/NURSERY**

**10' x 4'4 (min) 7'2 (max)** with UPVC window to the front aspect, over stairs boxing, radiator, power points

### **BATHROOM**

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and tiled panel bath, radiator, tiled flooring and splashbacks.

### **BEDROOM**

**11'9 x 15'2** with UPVC window to the side aspect, recessed airing cupboard and fitted double wardrobe with hanging rails, radiator, power points and eaves storage.

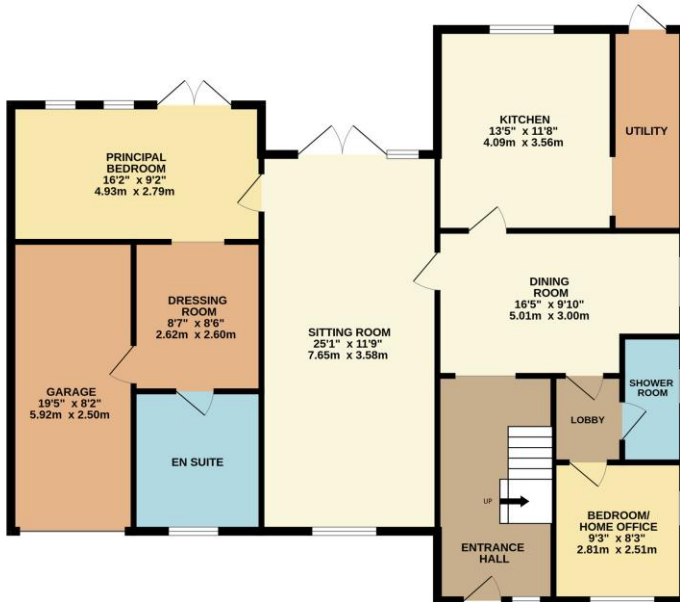
### **OUTSIDE**

Well located along an established and popular roadway, the frontage is partially enclosed by low brick with carriage driveway and extended gravel parking for numerous vehicles leading to a **SINGLE GARAGE 19'5 x 8'2** with remote electric door and workings for the solar panels (further information on request) side access to the generous mature rear gardens, offering a good degree of privacy, enclosed mainly by fencing and mature hedging, large sleeper edged lawns and extended slate chipped seating area, space for a timber shed and timber summer house (separate negotiation).

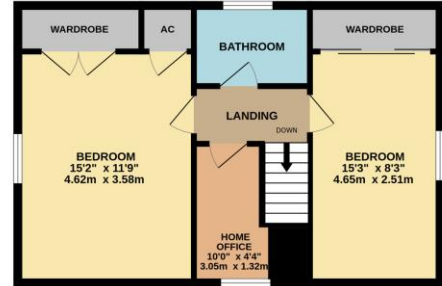




GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1908 sq.ft. (177.3 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.  
Made with Metropix ©2026

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(11-55)	D	71	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.