



**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

Winkworth

for every step...



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

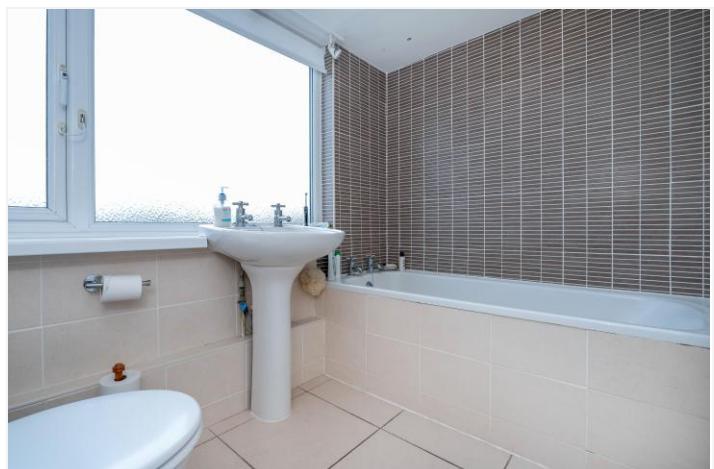
With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and tiled panel bath, radiator, tiled flooring and splashbacks.

BEDROOM

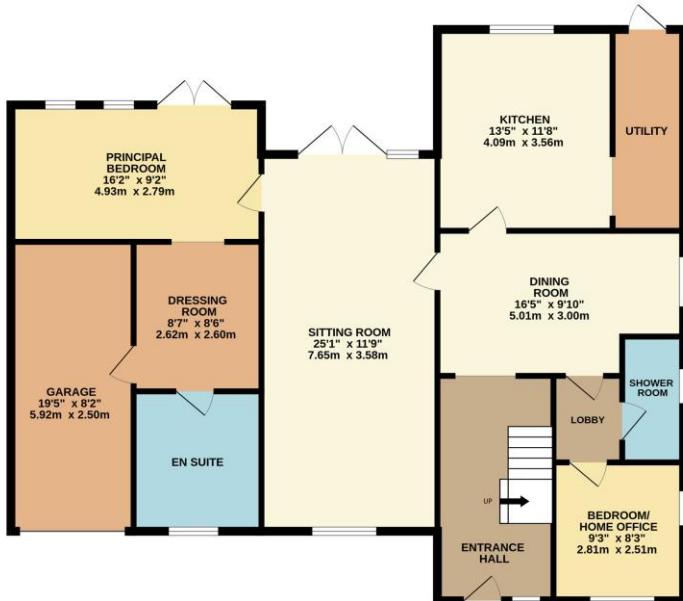
11'9 x 15'2 with UPVC window to the side aspect, recessed airing cupboard and fitted double wardrobe with hanging rails, radiator, power points and eaves storage.

OUTSIDE

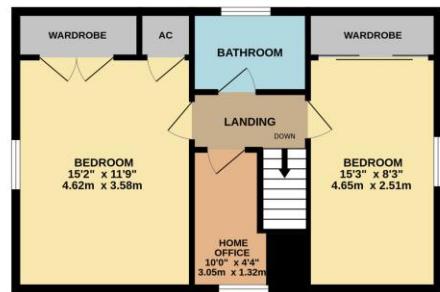
Well located along an established and popular roadway, the frontage is partially enclosed by low brick with carriage driveway and extended gravel parking for numerous vehicles leading to a SINGLE GARAGE 19'5 x 8'2 with remote electric door and workings for the solar panels (further information on request) 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.

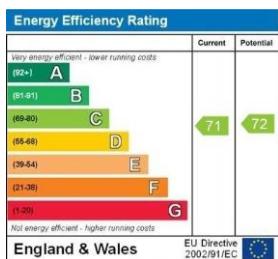


TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.

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.

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