



EASTGATE, DEEPING ST JAMES, PE6 8RB
£415,000 FREEHOLD

Set along one of Deepings most sought after roadways with close by riverside and field walks, a lovely detached chalet designed home, deceptively spacious and offering versatile living arrangements to set up as you like, with four bedrooms, three bathrooms, and four reception rooms, double garage and long rear garden, a home loving cared for by the current owners, ready to embark on it's next chapter

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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ACCOMMODATION

With UPVC entrance door through to;

ENTRANCE PORCH

With UPVC door to;

SITTING ROOM

12'9 x 16'9 a lovely light room taking advantage of the front aspect facing south, UPVC window to front aspect, wood effect flooring, radiator, power points, telephone point, coving to plastered ceiling

DINING ROOM

9'9 x 9'7 a pleasant space, positioned adjacent to the kitchen, with wood effect flooring, radiator, power points, coving to plastered ceiling

KITCHEN

12'9 x 10'8 with UPVC window to rear aspect overlooking the garden, with a range of refitted wall and base level storage units with contrasting work surface, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, electric oven with pull out extractor hood over, integrated eye level oven and grill, sink unit with mixer tap, radiator, power points, coving to plastered ceiling, ceiling spotlights

STUDY

6'3 x 8'7 a comfortable space for those working from home, with UPVC window to aspect, radiator, power points, coving to plastered ceiling

CLOAKROOM

With low level wc, wall mounted wash hand basin, radiator, extractor fan, coving to plastered ceiling

CONSERVATORY

9'8 x 15'8 of UPVC construction, with French Doors opening out to the garden, power points, radiator

GROUND FLOOR GUEST BEDROOM

11'9 x 11'9 a lovely light room with UPVC window to front aspect, radiator, power points, coving to plastered ceiling, door to;

EN-SUITE

With tiled shower cubicle, with shower over, pedestal wash hand basin, low level wc, extractor fan, radiator, coving to plastered ceiling

LANDING

With coving to plastered ceiling

BEDROOM ONE

13'9 x 15'6 a generous double bedroom with UPVC window to rear aspect, radiator, power points, plastered ceiling, door to;

EN-SUITE

With frosted UPVC window to rear aspect, with low level wc, pedestal wash hand basin, shower cubicle with shower over, heated towel rail, extractor fan, plastered ceiling

BEDROOM THREE

7'11 x 11'9 with UPVC window to side aspect, radiator, power points, coving to plastered ceiling

BEDROOM FOUR

7'1 x 8'3 excluding fitted wardrobe, currently set up by the present vendors as a dressing room but could easily be altered to provide another bedroom, with UPVC window to rear aspect, radiator, power points, coving to plastered ceiling

BATHROOM

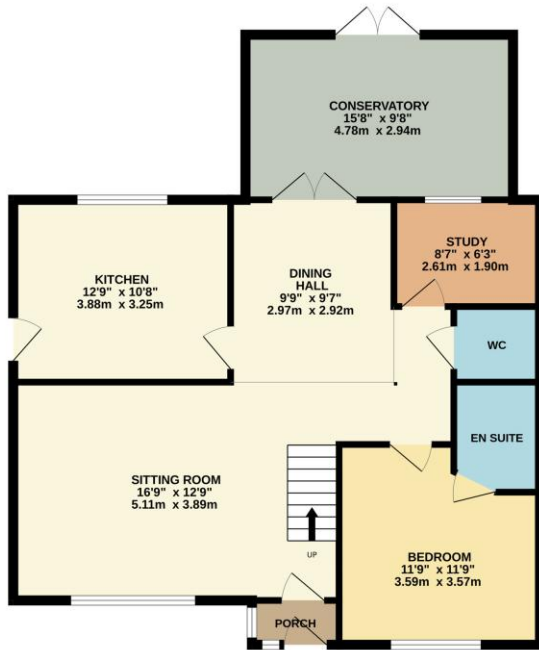
With frosted UPVC window to rear aspect, with low level wc, pedestal wash hand basin, panelled bath with shower over, tiled splashback, heated towel rail, extractor fan, plastered ceiling

OUTSIDE

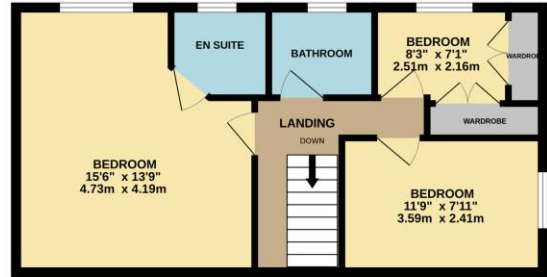
Set along one of Deeping's most sought-after roadways with close by field and riverside walks, set behind a mini brick wall with mature shrubs and hedging, with parking for several vehicles with a double garage set to the rear of the property. The rear garden is enclosed by fencing to side and rear aspect, with a long garden providing plenty of outdoor for families to enjoy, for the keen gardener to get their teeth stuck into, mainly laid to lawn with a variety of stocked mature borders, pear and apple trees, two patio areas provide a space to relax with coffee or something stronger when friends pop over, outside cold water tap



GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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			
(92+)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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