



RYCFORT CLOSE, DEEPING ST JAMES, PE6 8NX
£275,000 FREEHOLD

A much improved and beautifully appointed semi-detached family home, well located along a small enclave a short walk to local amenities. An attractive property with ample natural light, three bedrooms, modern kitchen and additional utility room and garden room.

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

Winkworth

for every step...

winkworth.co.uk



ACCOMMODATION

Set along a small cul de sac, you cross the double width parking and step under the canopy porch with modern composite entrance door, opening through to:

ENTRANCE HALL

a warm and welcoming reception greets you, beautifully appointed with engineered oak flooring, bespoke turned balustrade to the first-floor accommodation, radiator and recessed storage cupboard.

SITTING ROOM/DINING

25' x 11'6 (max) 9'2 (min) a striking reception room, full of natural light with UPVC box bay window to the front aspect and UPVC glazed door to the rear, bespoke media wall with recessed lighting and contemporary electric fire inset, vertical radiator, power points, TV point, finished with wood effect flooring, the dining area has further cleverly designed bespoke storage with oak top.

GARDEN ROOM

16'6 x 10'5 a handy addition to the living space, part home office and part family room with UPVC French doors

opening onto the rear gardens, radiator, power points and wood effect flooring

KITCHEN

9'10 x 8'2 a neat and well-appointed kitchen with UPVC window to the rear aspect, comprising a range of modern base and eye level storage cupboards, incorporating straight edge work surface with sink inset and mixer tap over, integrated oven and microwave, five ring gas hob with stainless steel extractor fan over, tiled splashbacks, power points and cabinet lighting.

UTILITY

9'7 x 7'6 another great addition to the living space, with UPVC window to the rear aspect and UPVC part glazed door onto the rear gardens, comprising a range of base and eye level storage units, fridge freezer space, plumbing and space for washing machine, plumbing and space for dishwasher, heated towel rail and pedestrian door to the garage.

LANDING

With UPVC window to the side aspect and loft access

BEDROOM

12'5 x 11'5 a lovely light double room with UPVC box bay window to the front

aspect with bespoke window seating and storage under, vertical radiator, power points and wood effect flooring.

BEDROOM

11'2 x 9'11 another double bedroom, with UPVC window to the rear aspect, radiator, power points and wood effect flooring.

BEDROOM

7'11 x 7'10 with UPVC window to the front aspect, electric heater, power points and wood effect flooring

BATHROOM

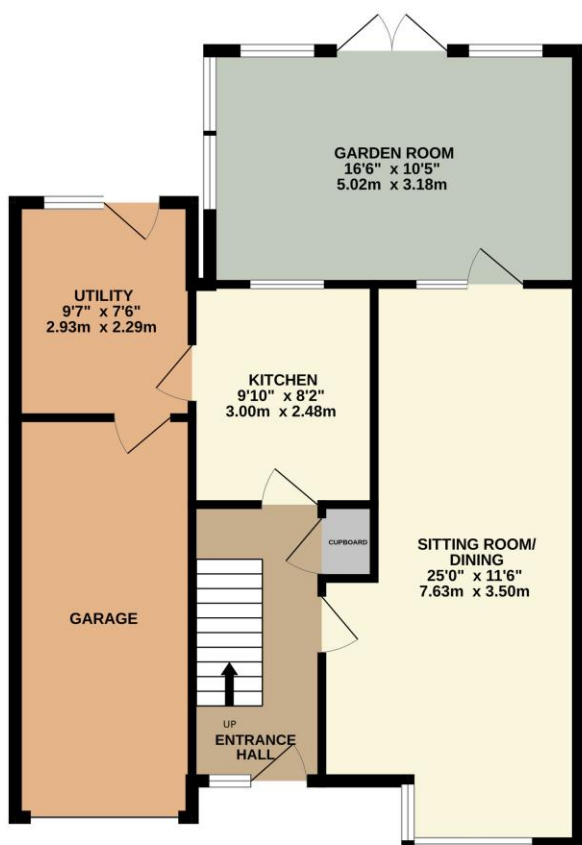
With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and tiled panel bath with rain shower over, fully tiled walls, recessed boiler cupboard housing wall mounted boiler, tiled effect flooring.

OUTSIDE

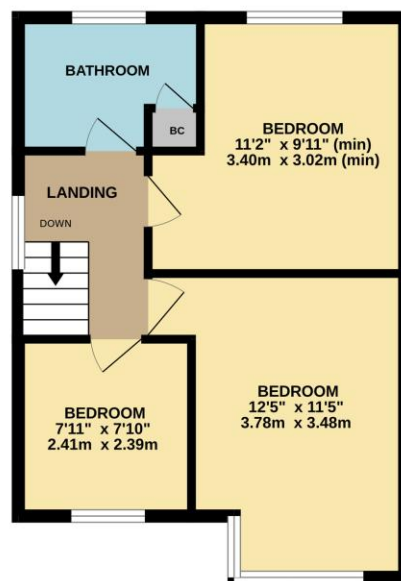
Well located along a small cul de sac, just a couple of minutes' walk from local amenities, the frontage is partially enclosed by hedging, gravelled for additional parking with driveway to the side leading to a **SINGLE GARAGE 17'11 x 7'10** with electric door, power and light connected. The rear gardens are enclosed by panel fencing and mainly laid to lawn with extended patio seating area, raised beds and further rear patio seating and space for a timber shed.



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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.

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

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.