



BUTTERCUP COURT, DEEPING ST JAMES, PE6 8TF
£183,500 FREEHOLD

An attractive and much improved mews home, superbly located within a popular development a short stroll to local parks and shops. Beautifully appointed throughout, with refitted kitchen, refitted bathroom, replacement UPVC double glazing and boiler, recently landscaped gardens and allocated parking

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

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Set back from the causeway adjacent to the archway to the allocated parking you cross the neat gravel and paved frontage offering potential additional parking and up to the canopy porch with part glazed entrance door opening through to:

ENTRANCE HALL

A bright and attractive reception greets you, finished with modern wood effect flooring, radiator and power points.

KITCHEN

8'5 x 7'8 a light and well appointed room with UPVC window to the front aspect, comprising a range of refitted base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring hob with extractor fan over, plumbing and space for washing machine, plumbing and space for slimline dishwasher, fridge freezer space, concealed wall mounted boiler (replaced in 2025) power points and modern wood effect flooring.

SITTING ROOM

15'6 x 11'9 the neutral colour palette continues through to the sitting room, a relaxing room with space for comfy sofas and dining, UPVC window and glazed door to the rear aspect allowing

ample natural light through, reverse stairs to the first-floor accommodation, radiator, power points and TV point.

LANDING

With doors spanning out to:

BATHROOM

With frosted UPVC window to the front aspect, comprising a refitted modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with electric shower over, tiled splashbacks, chrome heated towel rail and wood effect flooring.

BEDROOM

11'9 x 11'10 a fantastic double bedroom with UPVC window to the rear aspect, loft access, radiator, power points and TV point.

BEDROOM

12'1 x 5'8 set up as a single bedroom and easily a home office with UPVC window to the front aspect, radiator and power points.

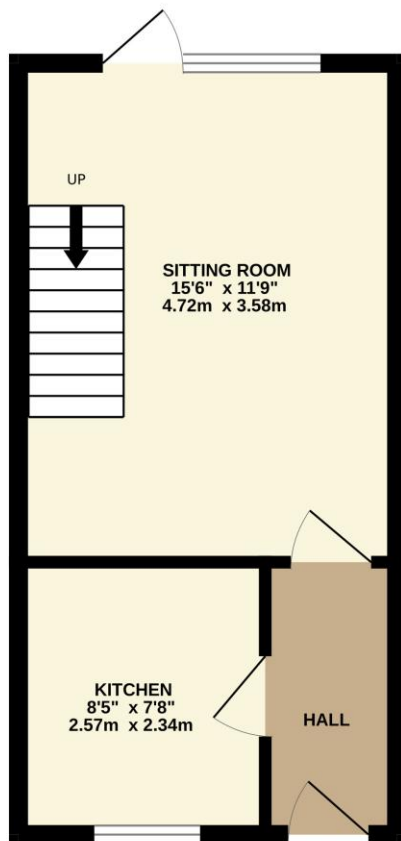
OUTSIDE

Well located within a popular development a casual walk to Jubilee Park for dog walking and the close by local shops. The frontage is open and hard landscaped with gravel and paving offering potential extra off-road

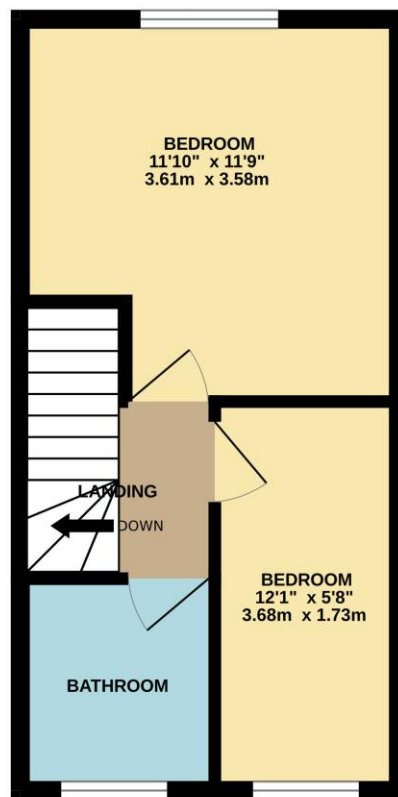
parking. To the side is a covered arch leading to well designated off-road parking for at least two vehicles. Gated side access leads to the rear gardens which are enclosed by panel fencing, recently revamped with composite decking, shaped lawns and granite chip and paved pathway to a raised rear patio area.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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