



CAMPION DRIVE, DEEPING ST JAMES, PE6 8TB

£359,000 FREEHOLD

An attractive and well-presented detached family home, wonderfully positioned with open greens to the front and enjoying southerly facing rear gardens. Good parking and double garage with four bedrooms and two versatile reception rooms, a fantastic property not been to market for over 30 years.

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ACCOMMODATION

Flanked by mature hedging and open greens to the front you cross the double driveway, canopy storm with part glazed UPVC entrance door opening through to:

ENTRANCE HALL

A welcoming reception greets you with side stairs to the first-floor accommodation, handy understairs storage, radiator, power point and finished with wood effect flooring.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin set in vanity unit, tiled splash back and wood effect flooring.

SITTING ROOM

16'5 x 11'7 a bright sitting room with UPVC bay window to the side aspect, feature fireplace with gas fire inset (unchecked), radiator, power points and TV point opening through to:

DINING ROOM

9'2 x 12'3 another light reception room with UPVC French doors to the side aspect opening onto the southerly facing gardens, radiator, power points and finished with wood effect flooring.

KITCHEN

13'8 x 8'2 with dual UPVC window to the front aspect and part glazed UPVC door to the side, comprising a range of base and

eye level storage units, incorporating roll edge work surface with sink inset, range space with extractor fan over, integrated dishwasher, integrated fridge and freezer, concealed wall mounted boiler, plumbing and space for washing machine, power points, ceiling spotlights and tiled flooring.

LANDING

With UPVC window to the front aspect and recessed airing cupboard.

BEDROOM

10'2 x 8'6 with UPVC window to the side aspect and UPVC window to the front with views over the green, radiator, power points and loft access.

BEDROOM

13'3 x 9'2 a good double bedroom with UPVC window to the side aspect, radiator and power points.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower, fully tiled walls, radiator and tiled effect flooring.

BEDROOM

11'6 x 9'3 another double bedroom with UPVC window to the side aspect, radiator and power points.

BEDROOM

8'6 x 6'7 a light room with UPVC windows to the front and side aspects, radiator and power points.

BATHROOM

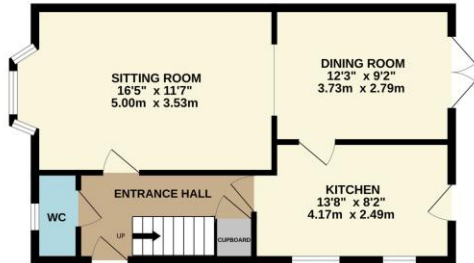
With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and curved panel bath with glass screen and electric shower over, fully tiled walls, radiator and shaver point.

OUTSIDE

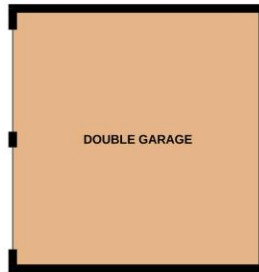
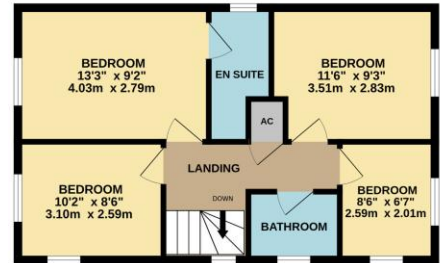
A fantastic position along a popular causeway and enjoying views over open greens to the front, neat lawns and granite chipping beds, tarmac driveway offering parking for three vehicles and leading to a DOUBLE GARAGE with twin up and over doors. gated access leads to the enclosed side gardens which enjoy a southerly aspect, enclosed by panel fencing and brick wall, extended patio seating and neat lawns with mature planting and trellis work.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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