



**BRIDGE STREET, DEEPING ST JAMES, PE6 8HA**  
**£285,000 FREEHOLD**

An attractive cottage property wonderfully located across from the river and high locks, cleverly extended and full of character and charm, with a cozy sitting room open plan kitchen dining with snug and three bedrooms, enjoying long rear gardens in a complementing cottage style.

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A fantastic location across from the River Welland with views over high locks and the riverbank; an attractive cottage, improved and extended over the years to enhance and adorn its wonderful surroundings. Set on the pathway with part glazed entrance door through to;

#### ENTRANCE HALL

A long and inviting entrance greets you, partially traditional style black and white tiled effect floor, exposed stonework and exposed timber, radiator and power points, double timber doors open through to kitchen/day room with further striped wooden door leading into;

#### SITTING ROOM

14'6 x 13'8 a cozy room with twin UPVC windows to the front aspect and views over the river, a warm and inviting reception, with a recessed exposed reclaimed brick fireplace with cast wood burner inset, exposed timber, recessed storage cupboard, dual radiators, power points, TV point, a timber latch door hides the stairs to the first floor.

#### KITCHEN/DAY ROOM

18'6 (max) x 17'2 (max) a great living space, cleverly extended and multi-functional, ample space for the family to gather, a cozy Snug area with exposed brick fireplace radiator and power points, finished with wood effect flooring and flowing into the kitchen area, a vaulted ceiling and twin Velux windows allows the natural light in, comprising a range of base level storage units incorporating a wood work surface

with ceramic sink inset with mixer tap over, integrated oven and four ring hob., there are hints and accents of exposed timber and stonework throughout. The open dining area is finished with tiled effect flooring and enjoys UPVC French doors and panels to the rear aspect overlooking the long rear gardens

#### UTILITY ROOM

A handy space, with UPVC window to the side aspect, base level storage units, plumbing and space for washing machine, fridge/freezer space, radiator and power points.

#### CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin, radiator, extractor fan and tiled flooring.

#### LANDING

with timber doors opening to;

#### BEDROOM

10'9 (max) 9'6 (min) x 11'2 with UPVC window to the front aspect and views over the river, recessed airing cupboard, radiator and power points.

#### BEDROOM

12'9 x 8'4 with UPVC window to the rear aspect, exposed brick work, radiator and power points

#### BEDROOM

8'7 x 7'6 (min) 10'11(max) with UPVC window to the front aspect and views over the river, radiator and power points

#### BATHROOM

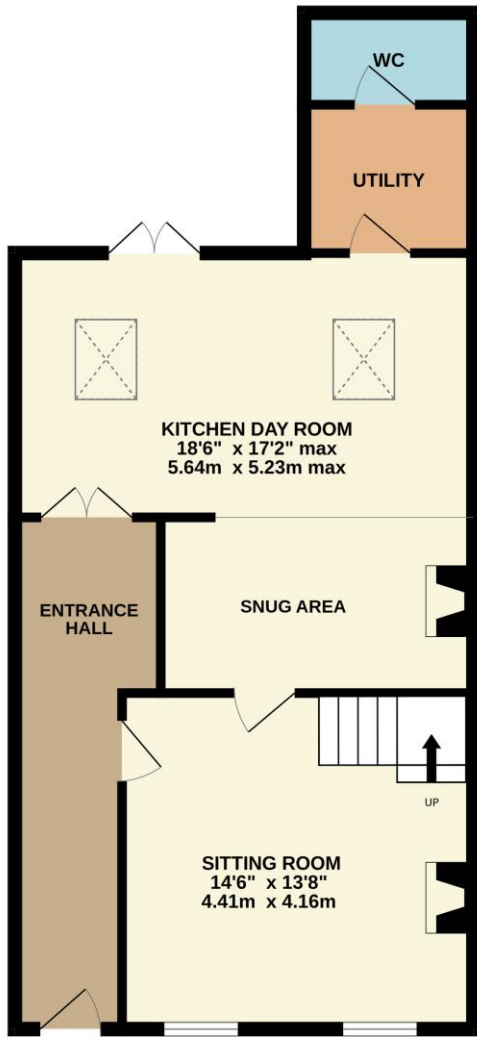
With UPVC window to the rear aspect, comprising a white three piece suite, low level WC, pedestal wash hand basin and panel bath with electric shower over, fully tiled walls, chrome heated towel rail, shaver point and ceiling spotlights

#### OUTSIDE

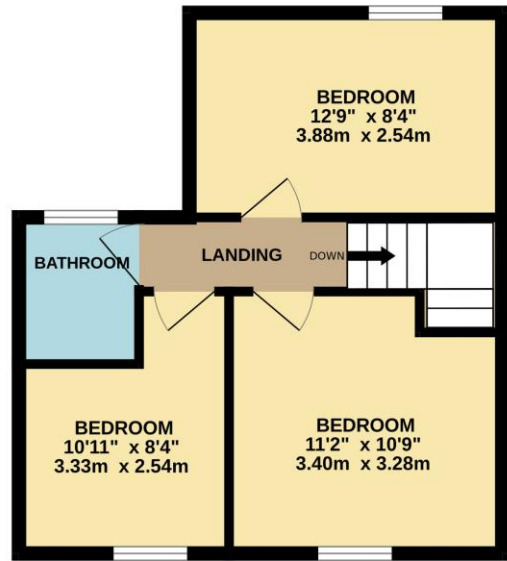
a fantastic location along a popular roadway, across from the River Welland and high locks, a short walk across the bridge and open countryside awaits you. The rear gardens are approx. 100ft in length designed in a cottage style to complement the property, from the rear patio doors an extended patio area, and brick built store with double wooden doors, the long lawns stretch out in front of you with a meandering path, well stocked borders, pebble beds and further seating areas are to the rear with ample space for a decent timber shed.



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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			
A	(92+)		
B	(81-91)		81
C	(69-80)		
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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