



PARK ROAD, DEEPING ST JAMES, PE6 8NF
£440,000 FREEHOLD

A cleverly extended and generous four-bedroom detached chalet home, enjoying sizable westerly facing rear gardens, superbly located along a popular causeway. Versatile accommodation focused around a stunning kitchen day room with bi-fold doors, an ideal property for multi generation living.

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Set behind a mature hedgerow you cross the extended driveway and through a timber hand gate, under the arched entrance with entrance door opening through to:

ENTRANCE HALL

A long light reception greets you with site of the expansive kitchen day room stretching out in front of you, finished with wood flooring, radiator and power points.

SITTING ROOM

20'8 x 12'5 a generous and striking living space with a bold and inviting colour palette, with UPVC windows to both the front and side aspects, dual radiators, power points, TV point and bespoke solid wood bookcase.

GROUND FLOOR BEDROOM

12'5 x 11'7 a good double bedroom with UPVC window to the front aspect, recess open fireplace (unchecked) radiator and power points with glazed UPVC door to:

GARDEN ROOM

12'5 x 6'11 UPVC construction with door onto an enclosed courtyard area, perfect for morning coffee.

UTILITY ROOM

12'3 x 12'1 a good-sized utility with UPVC window to the side aspect, comprising a range of quality refitted base and eye level storage units, incorporating solid wood work surface with stainless steel sink and mixer taps over, plumbing and space for washing machine, fridge freezer space, wall mounted boiler, recessed coats cupboard, space for tumble dryer, radiator and power points.

REAR LOBBY

With glazed UPVC door onto the rear gardens

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and walk in shower area, natural slate style splash backs, chrome heated towel rail and oak flooring.

KITCHEN FAMILY ROOM

25' x 18' a stunning living space, cleverly extended for the whole to gather, ample natural light with bi-fold doors to both the rear and side aspect, further UPVC window to the side aspect, the kitchen area comprises a range of bespoke oversize painted solid wood base and eye level storage units, incorporating solid wood work surface with double Belfast sink and mixer tap over, range space, dishwasher, fridge space opening through to the living area with ample space for dining table and comfy sofas, radiator, power points, reverse oak stairs to the first floor accommodation, oak flooring and cast wood burner

LANDING

With Velux window to the side aspect and radiator

BEDROOM

15'4 x 14'10 a fantastic double bedroom with dual Velux windows to the side aspect and UPVC window to the rear eaves' storage, radiator and power points.

BATHROOM

With Velux window to the side aspect, comprising a refitted three-piece suite, low level WC, wash hand basin and oval roll top bath, radiator and oak flooring.

BEDROOM

12'6 x 9'3 (min) 13'8 (max) another double bedroom with UPVC window to the front and side aspects, eaves storage, fitted twin double wardrobes, radiator and power points.

BEDROOM

7'2 x 10'10 with UPVC window to the front aspect, fitted double wardrobe, radiator and power points.

SHOWER ROOM

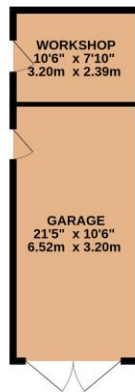
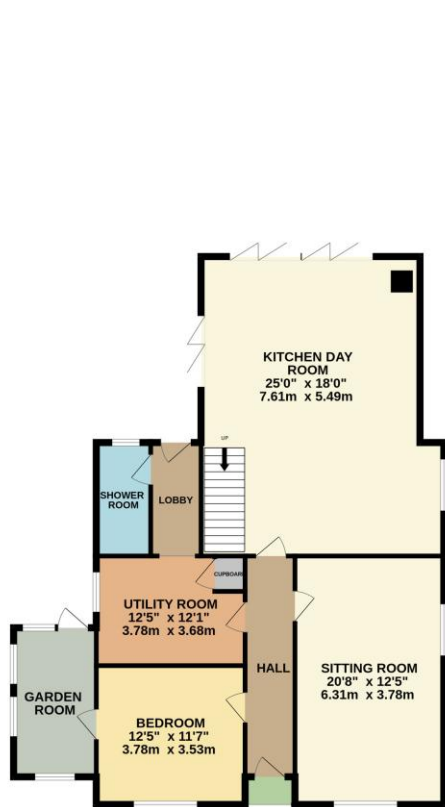
With frosted UPVC window to the side aspect, comprising a refitted modern three-piece suite, low level WC, wash hand basin and walk in shower cubicle, tiled splashbacks, chrome heated towel rail, loft access, eaves storage and wood effect flooring.

OUTSIDE

Well positioned along a popular causeway, half a mile from riverside walks. The attractive frontage is partially enclosed by mature hedging, gravel driveway offering off road parking and a timber hand gate through to neat lawns. Cast gated access to the side leads to further secure off road parking and leads to an OVERSIZE GARAGE 21'5 x 10'6 with double doors, power and light connected, further WORKSHOP 10'6 x 7'10 with a range of benchwork, power and light. The generous rear gardens enjoy a westerly facing aspect and are enclosed by panel fencing, good sized lawns with extended patio seating and mature planting, with timber summer house and hidden storage area with timber shed and hardstanding.



GROUND FLOOR
1537 sq.ft. (142.8 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 2342 sq.ft. (217.5 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.
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