



WINDY NOOK

WEST DEEPING



Set on the cusp of the pretty village of West Deeping, tucked behind an electric gated entrance, stands Windy Nook, an impressive modern home, upgraded from its origins as the gamekeeper's house.



Contemporary chic

Pull up on the spacious driveway or beneath the car port, and make your way to the front door, which opens to reveal an impressive double height entrance hallway, flourished in light from the large windows to the front.





Light-filled living

From the hallway, flow through into the large sitting room. A three pane shuttered window to the rear draws in light. Spacious and inviting, this room is ideal for relaxing at the end of a busy day.

Along the entrance hallway on the right is the study, the perfect place to work from home. Freshen up in the fully tiled cloakroom with wash basin, lavatory and vanity unit storage.

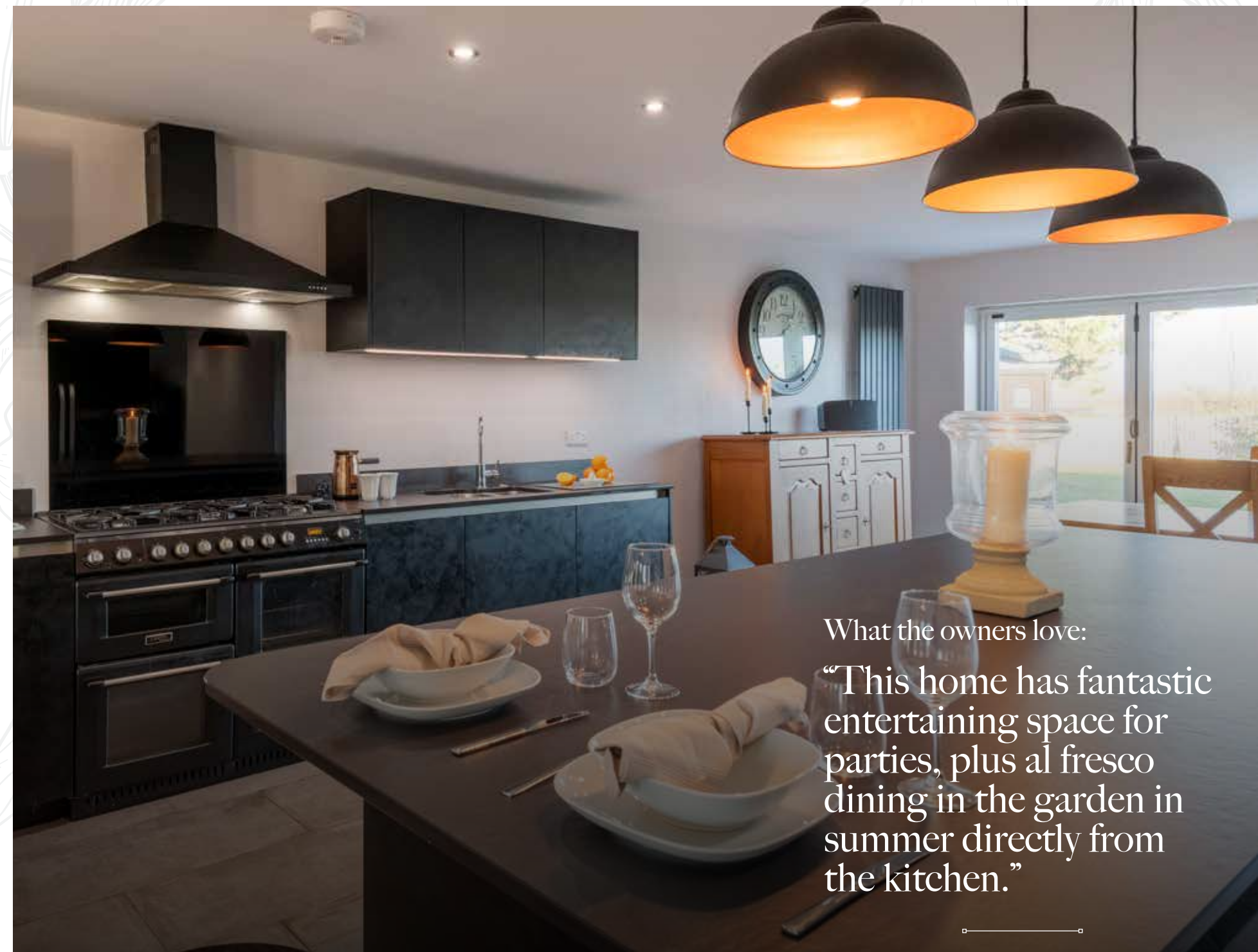
Feast your eyes

Take the inner hallway along to arrive at the impressive open-plan kitchen-dining room. To the right, ample space allows for a ten-seater dining table in front of a wall of bifolding doors overlooking a large patio and garden area.

To the centre of the room a large, black island gleams beneath the trio of pendant lights above. Further storage is available to the far wall where a Range-style cooker is inset, alongside a wine fridge and dishwasher.

After dinner, recline and relax in the snug area, admiring the views through the tall windows to the front aspect.

A spacious laundry room offers further storage, plumbing for washer-dryer and handy access out to the garden.



What the owners love:

“This home has fantastic entertaining space for parties, plus al fresco dining in the garden in summer directly from the kitchen.”



Refresh and relax

Returning to the entrance hall, take the oak and glass staircase up to the first floor, where four fantastically sized bedrooms await.

Turning right, arrive at a rear double bedroom, where shuttered windows frame rolling views out over fields and countryside. Decorated in crisp white, there is plenty of space for furniture, alongside a fully fitted dressing room. Refresh in the en suite shower room.

The next room to discover is the chic and stylish family bathroom, where earthy shades of copper feature in the wall tiles, with a large corner vanity unit wash basin, lavatory, walk-in shower and separate bath alongside a heated towel radiator.

Arrive at a second double bedroom. Overlooking the front aspect through large, shuttered windows, this room exudes a peaceful, light feel.

Take the inner landing along, to arrive at a sumptuously sized double bedroom, replete with its own dressing room. Decorated in fresh, neutral tones, shuttered windows overlook the countryside, with plenty of space for a king-size bed and other furniture. Sneak a peek at the fully tiled, walk-in shower en suite.





The final bedroom to discover is the principal suite, a capacious room swimming in light through large windows overlooking the rear garden and countryside. Relax and refresh in the en suite, a contemporary space with large walk-in shower. There is also a large vanity unit wash basin, heated towel radiator and lavatory. Prepare for evenings out and about in the enormous fitted dressing room.



What the owners love:

“There is a good community feel in the village, lots of walks for the dogs and it’s easy to commute to London via rail.”



East of Eden...

Outside, discover the sunny, east-facing garden, extending to just under half an acre. Substantial yet manageable, open views of fields and countryside extend beyond the border. Relax on the terrace with a glass of wine on sunny summer evenings.

Perfect for entertaining or for business use, a converted cow shed now serves as a studio annexe with kitchen and living area.



THE FINER DETAILS

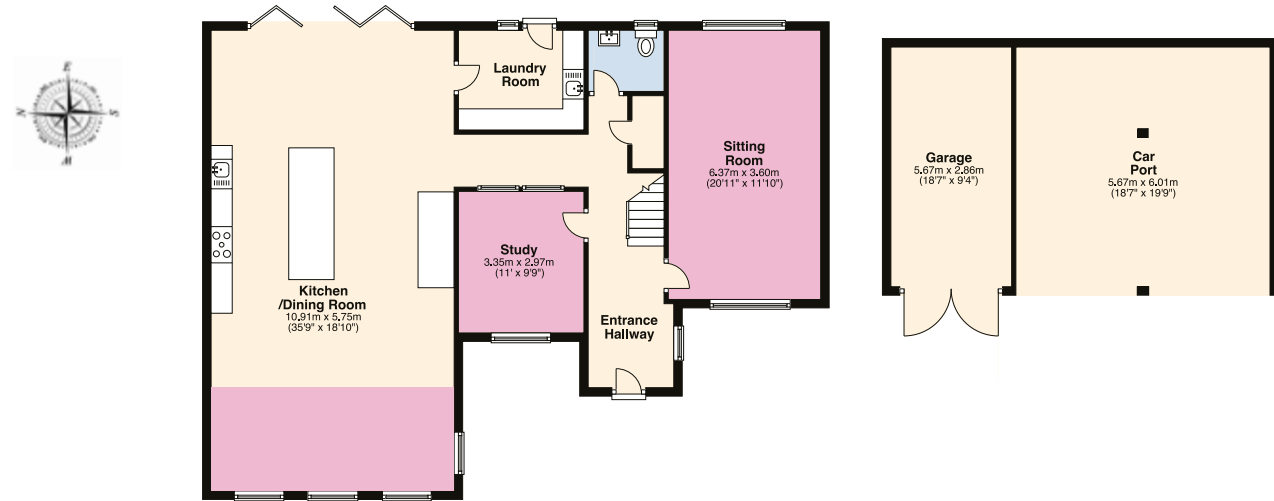
Freehold
Constructed 1970s,
renovated 2018
Plot approx. 0.41 acre
Gas central heating

Mains electricity, water and sewage
South Kesteven District Council,
tax band E
EPC rating C

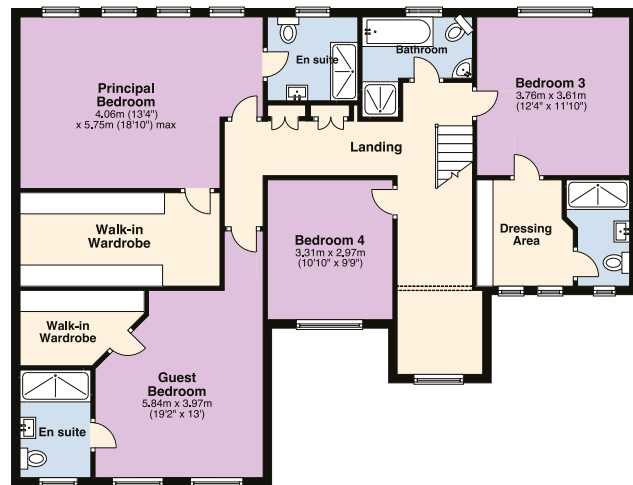
Ground Floor: approx. 175.5 sq. metres (1889.4 sq. feet)
First Floor: approx. 175.5 sq. metres (1889.4 sq. feet)
Annexe: approx. 23.4 sq. metres (251.8 sq. feet)
Total area: approx. 374.5 sq. metres (4030.6 sq. feet)

Score	Energy rating	Current	Potential
91-100	A		
81-90	B		
71-80	C	77	81
61-70	D		
51-60	E		
41-50	F		
1-40	G		

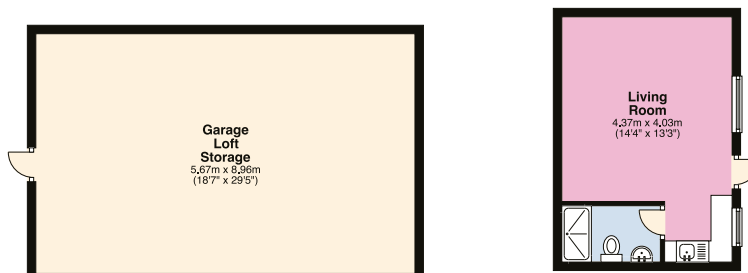
Ground Floor



First Floor



Annexe



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Near and far

Nestled in the pretty village of West Deeping, make the most of the fantastic facilities available on your doorstep.

Embrace the outdoors with a trip to nearby Tallington Lakes, where 205 acres of clean spring fed water are yours to splash about in. From water skiing to wakeboarding, jet skiing to windsurfing alongside skiing, tobogganing and climbing.

Families are well served by the local schools in Market Deeping, only five-minutes' drive away, and are also in the catchment area for Bourne Grammar School. Independent schooling options include Copthill School, Witham Hall, Kirkstone House and the Stamford Endowed Schools.

Pull on your boots and explore the local countryside, pop into the local church, offering weekly Sunday services and events for children. The active village hall regularly hosts coffee mornings, quiz nights and theatre performances.

Commute with ease from nearby Peterborough into London.

Local information:

- Market Deeping 2.3 miles (5 minutes)
- Bourne 7 miles (14 minutes)
- Stamford 6 miles (14 minutes)
- Peterborough 10 miles (22 minutes)
- Spalding 14 miles (26 minutes)



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