



57 Lake Drive, Weldon, Corby, NN17 3FE





## Offers in excess of £675,000

Stuart Charles are delighted to offer for sale this executive FOUR DOUBLE bedroom detached home situated in the popular location of the Lake Drive on Priors Hall Park. This unique home includes a host of upgraded finishes with underfloor heating, Kardean vinyl flooring, an air source heat pump central heating system, and NEFF appliances. To the ground floor there is a large entrance hall, which gives full access to all rooms, including a separate lounge with log burner, stunning open-plan kitchen/diner, utility room, guest WC, and study. To the first floor, a galleried landing gives access to the four double bedrooms, with two en-suites to the master and the second bedroom, and a four-piece family bathroom. The front of the property features a lawned garden with mature bushes and plant borders. To the side is a large driveway that provides off road parking for several vehicles, leading a triple garage with gated access to the rear garden. The garden to the rear is very private with access to a large patio that leads onto a substantial laid lawn enclosed by timber fencing. Call now to book a viewing.

- HIGHLY DESIRABLE LOCATION
- SECLUDED PRIVATE GARDEN
- BRAND NEW AIR SOURCE HEAT PUMP
- UNDER FLOOR HEATING
- TRIPLE GARAGE WITH POTENTIAL FOR ANNEXE
- TWO EN-SUITES
- LOG BURNER
- SIX YEARS BUILDING WARRANTY
- CUL-DE-SAC LOCATION
- FULL ALARM SYSTEM FOR HOUSE AND GARAGE

### Entrance Hall

Entered via a double glazed door to the front elevation, double glazed window to the front elevation with blinds, storage cupboard, stairs rising to first floor, doors to:

### Kitchen/Diner

20'10 x 12'6 (6.35m x 3.81m)

Fitted with a range of base, wall and tower units, which features a one and a half bowl sink, double built-in oven, built-in dishwasher and built in fridge/freezer. The extra-large island is designed with extra storage and an a breakfast area. There is also an induction hob with a n integrated extractor. The kitchen benefits from quartz worktops and tiled floor

with underfloor heating throughout. The room is fully lit with ceiling spotlights, and there are double glazed windows to the front elevation with blinds, and double patio doors to the rear. Doors lead to:

### Utility Room

7'7 x 7'3 (2.31m x 2.21m)

Featuring a range of base, wall and tower units with sink and drainer, plumbing for washing machine, space for tumble dryer, double glazed door to the rear elevation.

### Lounge

23'8 x 14'3 (7.21m x 4.34m)

Double-glazed window to rear elevation with













blinds, double-glazed French doors to side elevation, Kardean vinyl flooring, feature log burner.

### Study

11'11 x 8'8 (3.63m x 2.64m)

Double-glazed windows to the front elevation with blinds, and Kardean vinyl flooring.

### Guest WC

Featuring a two piece suite with a pedestal, and wash hand basin, double glazed window to the side elevation.

### First Floor Landing

Loft access, airing cupboard, double-glazed windows to the front elevation with blinds, doors to:

### Bedroom One

23'8 max x 14'3 max (7.21m max x 4.34m max)

Double glazed window to the rear and side elevation with blinds, double built in wardrobes, radiators, door to:









### Master En-suite

7'10 x 7'01 (2.39m x 2.16m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, pedestal, wash hand basin, towel radiator, and skylight window.

### Bedroom Two

13'10 x 12'9 (4.22m x 3.89m)

Double glazed window to the rear elevation with blinds, double built in wardrobes, radiators, door to:

### En-suite

7'6 x 6'4 (2.29m x 1.93m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, pedestal, wash hand basin, towel radiator, and skylight window.

### Bedroom Three

12'5 x 8'8 (3.78m x 2.64m)

Double glazed window to the front elevation with blinds, radiators.









### Bedroom Four

12'06 max x 8'09 max (3.81m max x 2.67m max)

Double glazed window to the front elevation with blinds, radiators.

### Family Bathroom

8'10 x 6'08 (2.69m x 2.03m)

Featuring a four piece suite with a bath, separate shower cubicle, pedestal, wash hand basin with vanity unit, double glazed window to the rear elevation, towel radiator.









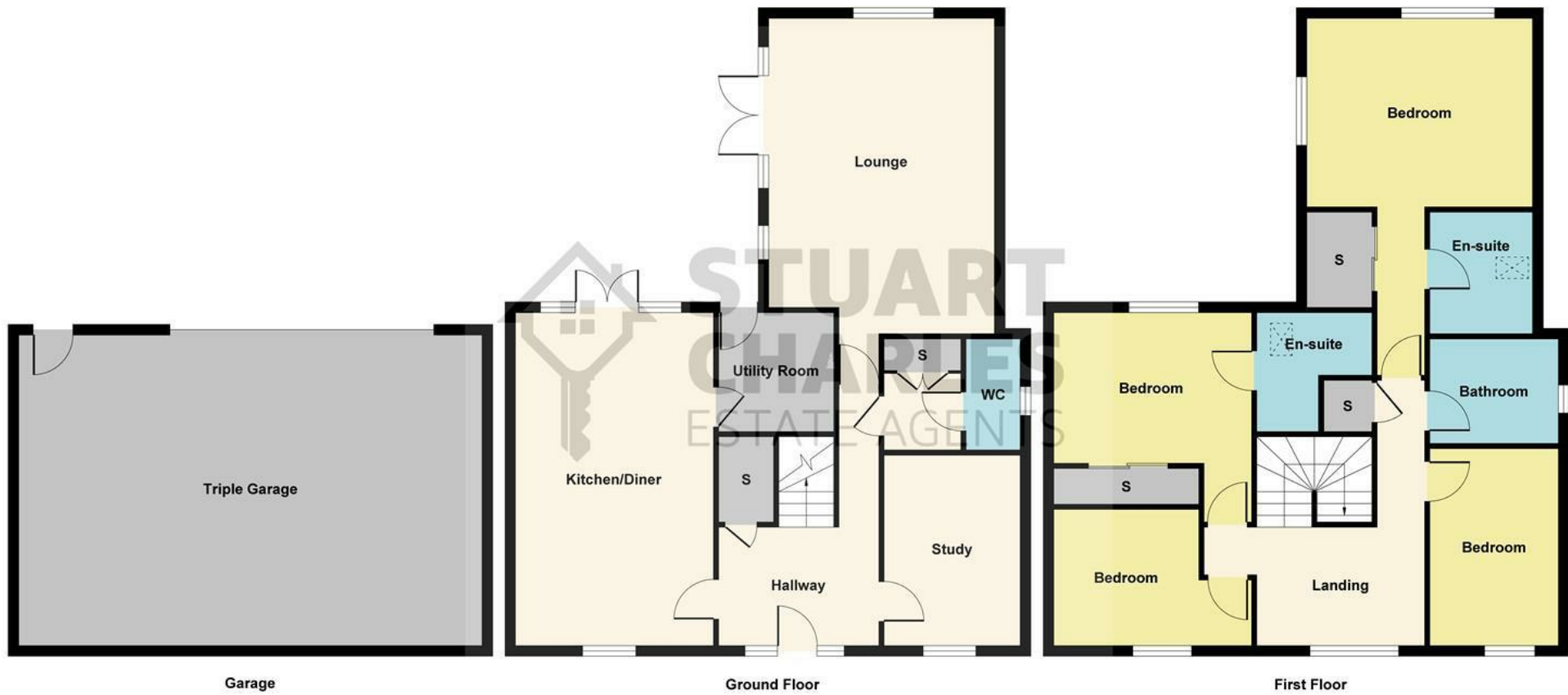


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





### Outside

The front of the property features a lawned garden with mature bushes and plant borders.

To the side is a large driveway that provides off road parking for several vehicles, leading a triple garage with gated access to the rear garden.

The garden to the rear is very private with access to a large patio that leads onto a substantial laid lawn enclosed by timber fencing

### Triple Garage

23'9 x 19'7 (7.24m x 5.97m)

Electric roller doors, power and lights, courtesy doors. There are attic trusses in place with potential to convert with planning permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	