



12 Lake Drive, Weldon, Corby, NN17 3FE

£740,000

Stuart Charles are delighted to present this exceptional four-bedroom detached home, located in the sought-after area of Lake Drive within Priors Hall Park. This impressive property boasts a range of premium upgrades, including underfloor heating, stylish Karndean vinyl flooring, a state-of-the-art air source heat pump for efficient central heating, and top-of-the-line NEFF kitchen appliances. Every main room is hard-wired with CAT5 data cabling and TV connections, providing seamless broadband access via the FTTP service—ideal for uninterrupted work-from-home arrangements. Upon entering, you're greeted by a spacious hallway that provides access to all ground floor rooms. The cosy lounge features a log burner, perfect for relaxing evenings, while the open-plan kitchen/breakfast room, separate dining room, utility room, guest WC, and dedicated study complete the ground floor. Upstairs, a galleried landing leads to four generous double bedrooms, with the master and second bedrooms each enjoying en-suite facilities, in addition to a luxurious 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 to the double 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 laid lawn enclosed by timber fencing. Don't miss the opportunity to view this impressive home!

- HIGHLY DESIRABLE LOCATION
- LOG BURNER
- UNDER FLOOR HEATING
- WELL PRESENTED THROUGHOUT
- UPSTAIRS HAS A DAIKIN AIR CONDITIONER SYSTEM
- TWO EN-SUITES
- NEW AIR SOURCE HEAT PUMP
- CUL-DE-SAC LOCATION
- FULL ALARM SYSTEM

Entrance Hall

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

Kitchen/Diner

19'4 x 14'10 (5.89m x 4.52m)

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. There is also an induction hob with an 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, and double patio doors to the rear. Doors lead to:

Utility Room

9'6 x 6'9 (2.90m x 2.06m)

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, double glazed window to the side elevation.

Lounge

20'3 x 16'1 (6.17m x 4.90m)

Double-glazed windows to side elevation,







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

Study

12'11 x 8'8 (3.94m x 2.64m)

Double-glazed windows to the side elevation, fitted wardrobes, and Kardean vinyl flooring.

Dining Room

12'10 x 11'9 (3.91m x 3.58m)

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

Guest WC

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

First Floor Landing

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





Bedroom One

23' x 16'1 (7.01m x 4.90m)

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

En-Suite

8'6 x 7'10 (2.59m x 2.39m)

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

Bedroom Two

13'4 x 13'1 (4.06m x 3.99m)

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

En-Suite

9'5 x 5'9 (2.87m x 1.75m)

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

11'3 x 10'5 (3.43m x 3.18m)

Double glazed window to the rear elevation, radiators.

Bedroom Four

11'2 x 8'8 (3.40m x 2.64m)

Double glazed window to the front elevation, radiators.

Bathroom

10'1 x 6'8 (3.07m x 2.03m)

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





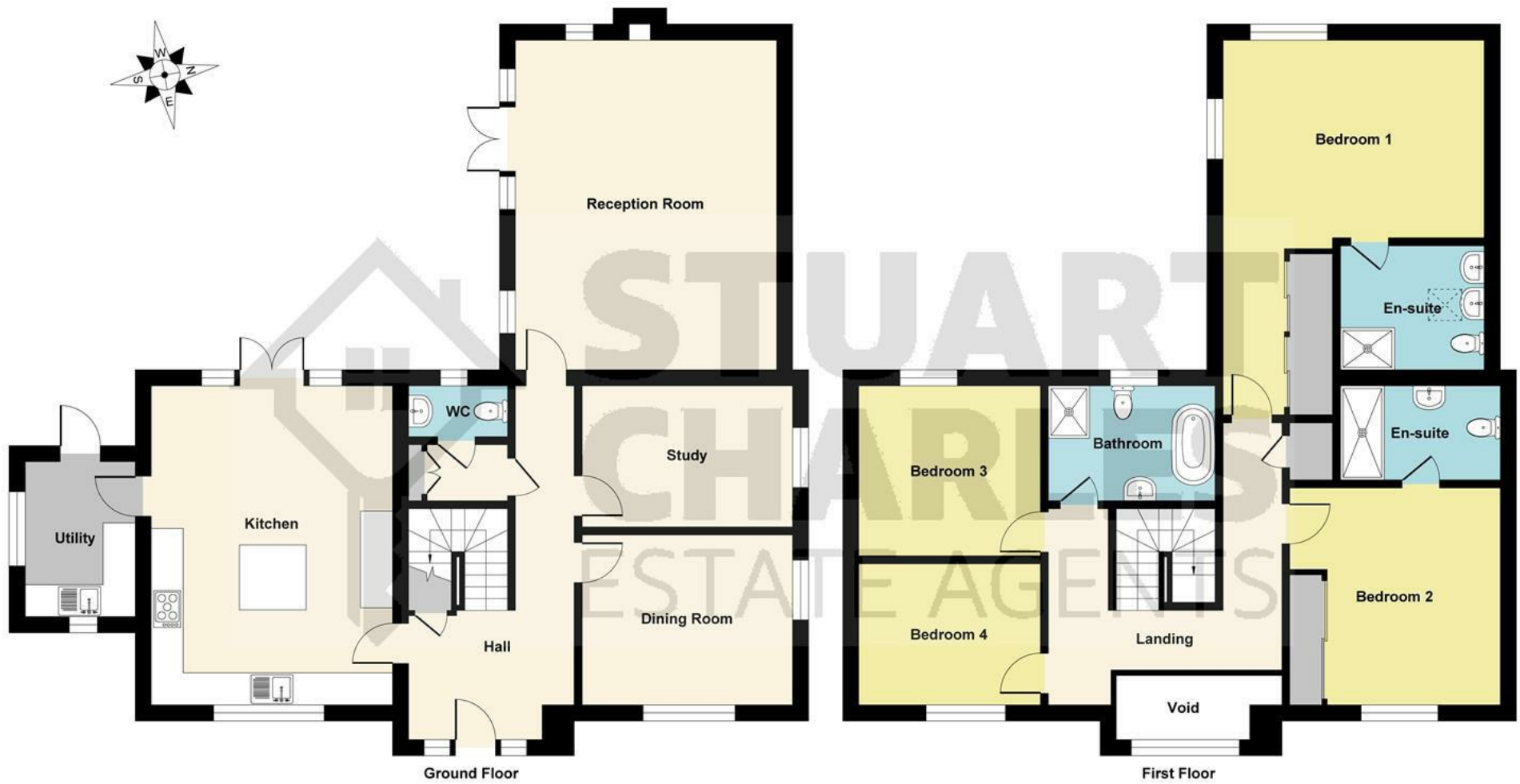


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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 the double 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 laid lawn enclosed by timber fencing.

Garage

The garage is pre-wired for electric car charging point. Has LED Lighting to ground and first floor. Multiple double sockets to ground floor and has an electric up and over door, stairs raising to more storage that has potential to be converted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(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		