

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£800,000**

**Lake Drive**

Weldon, NN17 3FE



## PROPERTY SUMMARY

An executive four bedroom detached family home, situated on a spacious plot overlooking a serene lake, exudes luxury and meticulous craftsmanship by Frances Jackson. The property boasts a triple garage with a loft conversion, reflecting a commitment to both practicality and elegance. Upon entering, a welcoming vaulted ceiling entrance hall sets the tone for the high standard evident throughout the home. The heart of the house is a luxurious open-plan kitchen diner, featuring an island and a family area designed for entertaining. The lounge, complete with a multi-fuel log burner, provides a cozy retreat. Upstairs, a grand landing leads to four double bedrooms, each thoughtfully designed. The main bedroom, with a Juliet balcony, offers picturesque views of the lake, accompanied by a walk-in wardrobe and a luxury en-suite, epitomising comfort and style. Externally, a substantial driveway ensures ample off-road parking, leading to the triple garage equipped with an electric roller door. The roof space of the garage has been converted into a spacious office and cinema room, adding a versatile dimension to the property. The rear garden is a haven with stunning lake views, featuring a patio for dining and a pergola perfectly suited for a hot tub. An additional cabin, currently serving as a bar and entertaining space, enhances the outdoor experience.

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4





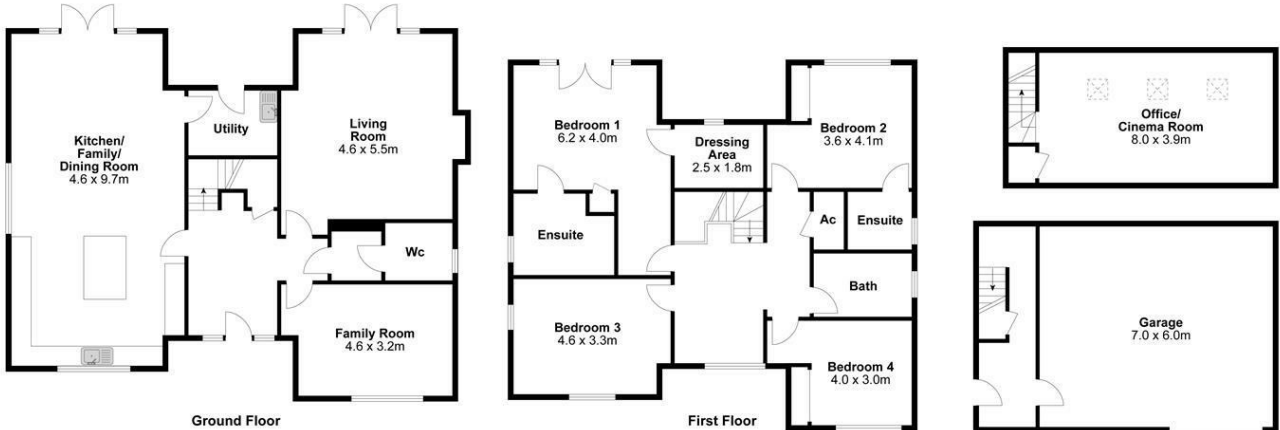


**LOCAL AUTHORITY**  
North Northamptonshire Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For identification only not to scale

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**BRENNAN**  
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