

JAMES
SELICKS



Lake Drive

Wel don, northamptonshire



A superb and immaculately presented four bedroom detached family home, located on a prestigious and exclusive development by renowned and award winning house builder Francis Jackson. This property boasts spacious, contemporary, and meticulously styled accommodation, all set within a tranquil and peaceful location backing on to a scenic lake and county wildlife site.

Exclusive and prestigious development • Immaculately and meticulous styled • Spacious and flexible accommodation • Open plan living kitchen • Sitting room • Dining room • Stunning galleried landing • Stunning galleried landing • Four double bedrooms • Three bath/shower rooms • Studio space above triple garaging • South facing gardens backing onto a tranquil lake • High spec appliances and finish •

Accommodation

At the front door you are greeted with a stunning double storey apex porch with cedar cladding flanking the front door. Inside a spacious and welcoming entrance hall boasts vaulted ceilings, glass panelling and galleried landing above. Throughout the ground floor is underfloor heating. To the left is a dining room which could be used as a study/playroom, and further along is a study providing the ideal spot to work from home. Ahead is the spacious sitting room which is light by virtue of dual aspect windows and French doors opening out to the paved entertaining area in the south facing garden. Creating the perfect focal point is a fireplace with a log burner.

To the right off the entrance hall is a beautiful light filled open plan living dining kitchen which has been finished to the highest of standards and boasts high specification appliances. There is an excellent range of contemporary Symphony eye and base level units providing plenty of storage space with stunning 30mm quartz worktops over. Integrated high spec Neff appliances include a full height fridge, full height freezer, combi oven, oven, and a contemporary extractor hood over an induction hob. An island unit gives further preparation and storage space and a handy breakfast bar for informal dining. French doors with full height windows either side and a window to the front elevation fill this room with lots of natural light. A utility room to the side provides further cupboard space and access outside. Completing the ground floor is a guest WC.

Stairs rise from the hall to a stunning galleried landing, which has a two-storey glazed apex window to the front elevation. The principal bedroom has panoramic views of the lake to the rear, a bank of fitted wardrobes and a beautifully appointed ensuite shower room. Bedroom two is a spacious double and benefits from fitted wardrobes and an ensuite shower room. There are two further double bedrooms, and an impressive family bathroom with a high quality four piece suite.

Outside

As soon as you arrive at the Park View development it is clear the level of thought Francis Jackson put into this prestigious development centred around a scenic and tranquil lake and wildlife site. The property itself is approached via a tarmac driveway which provides ample car standing space and gives access to a detached triple garage with an electric up and over door. A personal door to the side gives access to the rear gardens. Inside a staircase rises to a spacious storage space that is thought suitable for conversion into ancillary accommodation, subject to the necessary planning consents. To the front door is a paved pathway leading round to the side, lawned area and planted borders.





The rear gardens are large and boast a pleasant and private southerly aspect. Mainly laid to lawn, it also benefits from a spacious patio entertaining area which can be directly accessed from the living accommodation. There are specimen trees planted which also adds to the seclusion and privacy of this wonderful space. The garden backs on to a scenic lake.

Location

Weldon is a village located to the eastern outskirts of Corby and is listed in the Domesday Book as Weldene, meaning a hill with a spring or a stream. Within the village is a popular public house, local cricket team and an historic parish church.

Schooling is well catered for within the village with Weldon CE Primary School and the newly built Weldon Village Academy is anticipated to open in September 2023, and will cater for children from years 7 to 11. Weldon Country Park is a two-minute walk from the property and is surrounded by some of Northamptonshire's prettiest countryside.

Tenure: Freehold

Local Authority: North Northants Council

Tax Band: F

Services: The property is offered to the market with mains electric, and the heating and hot water is via an air source heat pump.

Warranty: Remainder of LABC 10 year warranty available (until 2030).

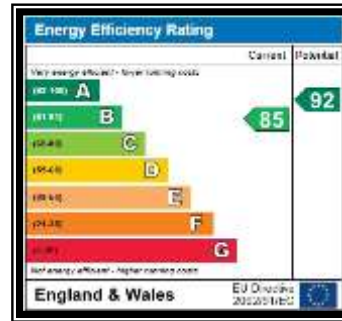
Estate Charges: £276 per annum (as at November 2023) for the upkeep of the communal open areas on the development.

Satnav Information

The property postcode is NN17 3FE and house number 34.







Lake Drive, Weldon, Corby, NN17

Approximate Area = 2312 sq ft / 214.7 sq m (excludes void)

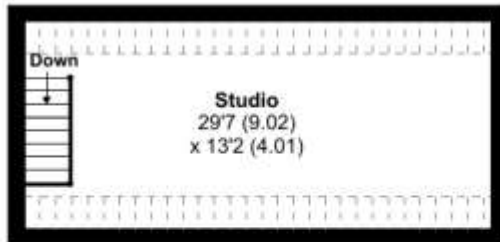
Limited Use Area(s) = 118 sq ft / 11 sq m

Garage = 855 sq ft / 79.4 sq m

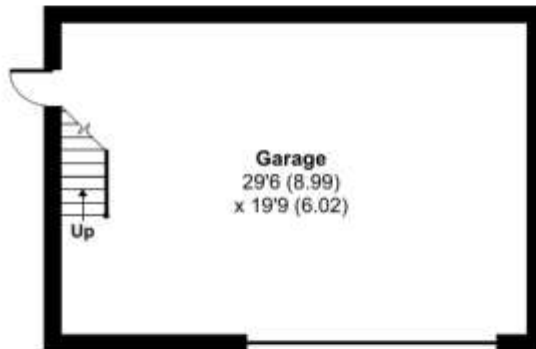
Total = 3285 sq ft / 305.1 sq m

For identification only - Not to scale

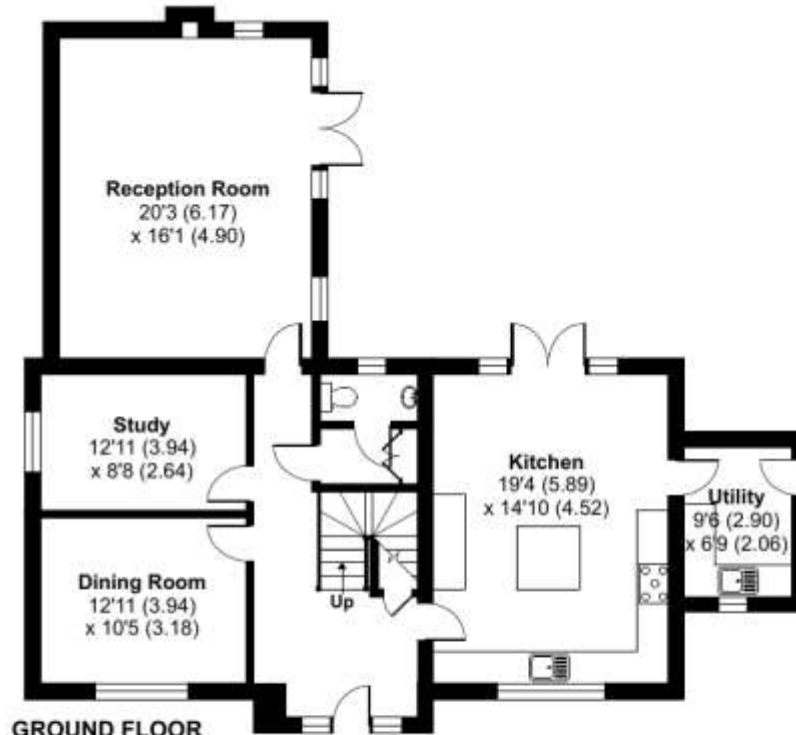
Denotes restricted head height



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for James Sellicks Estate Agents. REF: 1054768



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
0116 2854554

Oakham Office
01572 724437

jamesselicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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