



Floorplan



Measurements

Living Room	16' 7" x 12' 6" (5.05m x 3.81m)
Kitchen/Breakfast/Family	20' 1" x 13' 5" (6.12m x 4.09m)
Dining Room	10' 6" x 10' 2" (3.20m x 3.10m)
Study	9' 10" x 9' 4" (2.99m x 2.84m)
Utility room	6' 1" x 5' 3" (1.85m x 1.60m)
WC	5' 3" x 2' 11" (1.60m x 0.89m)
Bedroom 1	15' 8" x 14' 0" (4.77m x 4.26m)
En-suite	6' 10" x 8' 5" (2.08m x 2.56m)
Bedroom 2	11' 5" x 12' 7" (3.48m x 3.83m)
Bedroom 3	11' 8" x 9' 11" (3.55m x 3.02m)
Bedroom 4	12' 3" x 8' 1" (3.73m x 2.46m)
Bathroom	8' 6" x 6' 10" (2.59m x 2.08m)



“Designed for Life”



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“Designed for Life”

Built by David Wilson Homes to their "Chelworth" design, this detached family home is located within the sought-after Weldon Lakes development of Priors Hall Park which offers easy access to the A43. The property looks over a dedicated green space to the front and is being offered for sale with a well presented interior and a thoughtfully designed floor plan. The accommodation comprises reception hall, guest WC, well proportioned living room, formal dining room, study, spacious fitted kitchen/breakfast room with French doors opening onto the rear garden and there is a utility room. From the airy first floor landing there is a family bathroom and four double sized bedrooms with an en suite shower room to the master. The front and rear gardens are well maintained and there is a double width driveway and a detached double garage.

Property Highlights

Beautifully presented detached family home located on the Weldon Lakes development of Priors Hall.

The property offers generous living accommodation and a family friendly floorplan.

Welcoming entrance hall with the stairs rising to the first-floor landing and access to the guest WC.

Well-proportioned front facing living room.

Separate formal dining room with access to the rear garden via UPVC double glazed patio doors.

Study.

Kitchen/breakfast room fitted with a modern range of eye and base level units with roll top work surfaces incorporating a one and a half bowl sink with mixer tap, five ring gas hob with extractor hood above, fitted double eyeliner oven, a range of integrated appliances to include a dishwasher and fridge/freezer, ceramic tiled flooring, space for a breakfast table and access to the rear garden via UPVC double glazed patio doors.

Utility room with eye and base level units, roll top work surface with a single drainer sink and space and plumbing for a washing machine.

On the first floor there are four double bedrooms with the master benefiting from an en-suite shower room.

Family bathroom fitted with a modern white four-piece suite to comprise of a panel enclose bath, separate shower cubicle, pedestal wash hand basin, close coupled WC and ceramic tiled splashbacks.

Further benefits include UPVC double glazed windows, gas radiator heating, off road parking and detached double garage.

Council tax band: E

Outside

The property offers views to the front looking over a dedicated green space and a neat frontage which has herbaceous and floral plantings, a block paved double width driveway to the side provides off road parking and access to the detached double garage. The rear garden has been attractively landscaped with a paved patio seating area being accompanied by the main lawn and an array of floral and herbaceous plantings and fully enclosed by timber panel fencing.

14 Flaxland Way,
Priors Hall,
NN17 5GA

£470,000

