



12 Lake Drive
Corby, NN17 3FE



Simpson West

Nestled away within the much sought after Willowhurst development which was constructed by the highly respected housebuilder Francis Jackson Homes is this stunning detached residence which is not only presented in outstanding condition throughout but also boasts an extremely high specification finish and floorplan. The much sought after Priors Hall Park is set within nine hundred acres of parkland and is considered the perfect location for families looking to relocate, those looking for a scenic retreat, or simply anyone looking for a modern style of living.

This beautifully presented family home provides accommodation to include a highly spacious and imposing reception hall, cloakroom, w/c, living room with a wood burner, separate dining room, a study room, utility room and there is a quite superb, excellent sized kitchen/breakfast room with an island providing additional seating and boasting quartz work surfaces and integrated appliances. There are also French doors leading onto the rear garden.

The first floor boasts a highly attractive galleried landing with four bedrooms leading with a fantastic master bedroom enjoying fitted wardrobes and en-suite facilities. Bedroom two also enjoys fitted wardrobes and again benefits from an en-suite shower room, there is also a four-piece family bathroom.

Outside to the front is a large driveway providing off road parking for several vehicles and is enclosed by an established trees, whilst the rear garden boasts a patio area with a hot tub leading on to a large private lawned area. A double garage is set to the front of the property measuring 17'9 x 15'0 whilst ideal for storage, could also be converted to provide additional accommodation as others have already done.

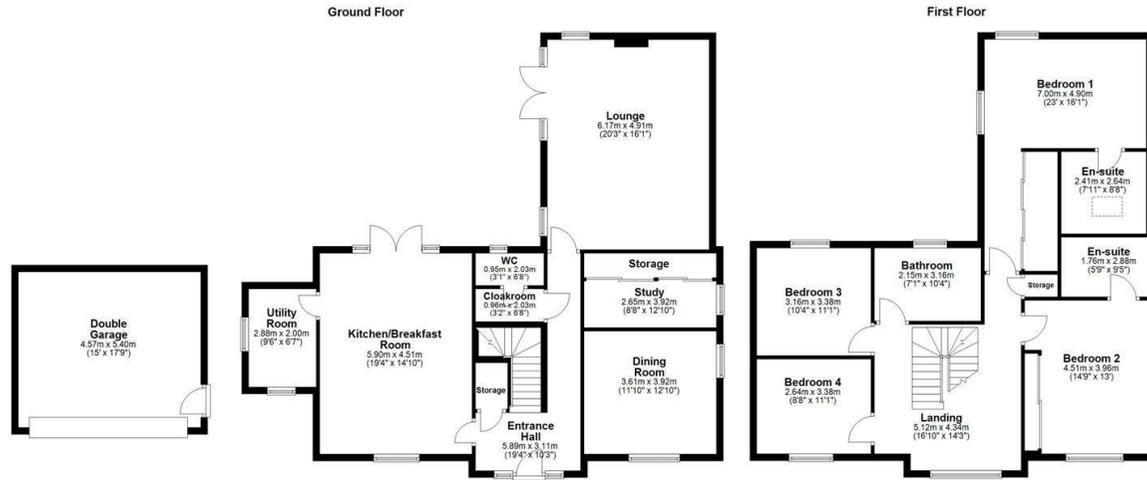
An early visit is highly advised to avoid missing out on this rarely opportunity to move to the area's most desirable road!

Energy Rating B. Council Tax Band F. *Urban and Civic charges apply - £280per annum*

£715,000

 4  3  3





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 | |



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