

12 Lake Drive  
Weldon  
Corby  
NN17 3FE

£700,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

"Exceptional Home, In A Prime Location!"

Oscar James are proud to present this outstanding 4-bedroom detached home, perfectly positioned on the highly desirable Lake Drive.

Finished to an exceptional standard throughout, this property offers a wealth of premium features including Air-Conditioning, underfloor heating, an energy-efficient air source heat pump for central heating, and high-spec NEFF appliances in the contemporary kitchen. Designed with modern living in mind, the home is fully equipped with CAT5 data cabling and TV points in every principal room, ensuring seamless connectivity via the FTTP broadband service – ideal for home working or smart home integration.

Upon entering, you are welcomed by a spacious hallway, which is FULL of natural light, and provides access the ground floor rooms. The cosy lounge features a log burner, creating a warm and inviting space, while the beautifully finished open-plan kitchen and breakfast room is ideal for entertaining. There is also a separate dining room (which could be re-purposed) adding further flexibility to the floorplan. A dedicated study, utility room,

and guest WC completes the impressive ground floor.

Upstairs, a galleried landing leads to four generously proportioned double bedrooms. The master and second bedrooms each benefit from their own en-suite shower rooms, while the luxurious four-piece family bathroom serves the remaining rooms.

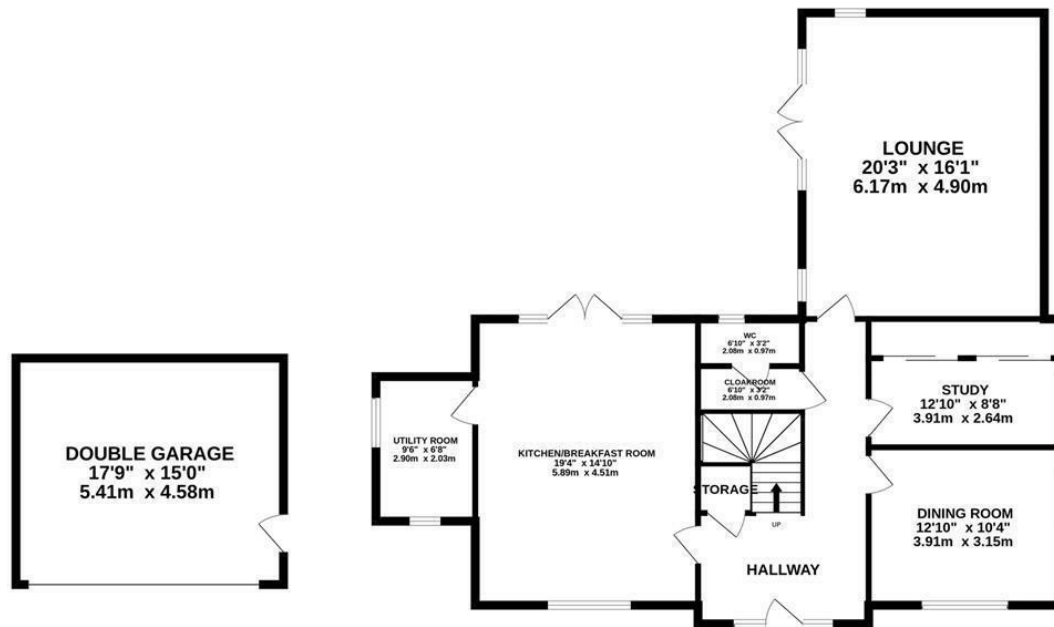
Externally, the property continues to impress. The front garden is beautifully maintained, with mature planting, while the driveway offers ample off-road parking and leads to a detached double garage (with staircase and storage floor added). The southwardly facing rear garden enjoys plentiful sunlight & excellent privacy, featuring a spacious extended patio area and a well-maintained lawn, all enclosed by timber fencing.

This beautifully presented home offers both luxury and practicality in one of the area's most sought-after locations- Call Oscar James for details!

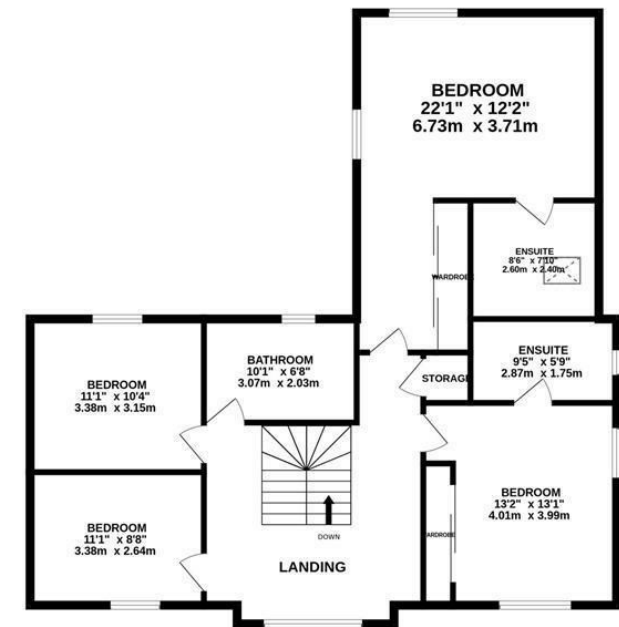
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# Floor Plan

GROUND FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 2491 sq.ft. (231.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Living room is filled with natural light, and features a log burner which creates a cosy atmosphere



Beautifully finished, modern kitchen/breakfast room offer ample space and storage



Four sizeable double bedrooms, beds 1 & 2 feature ensembles and built-in wardrobes too



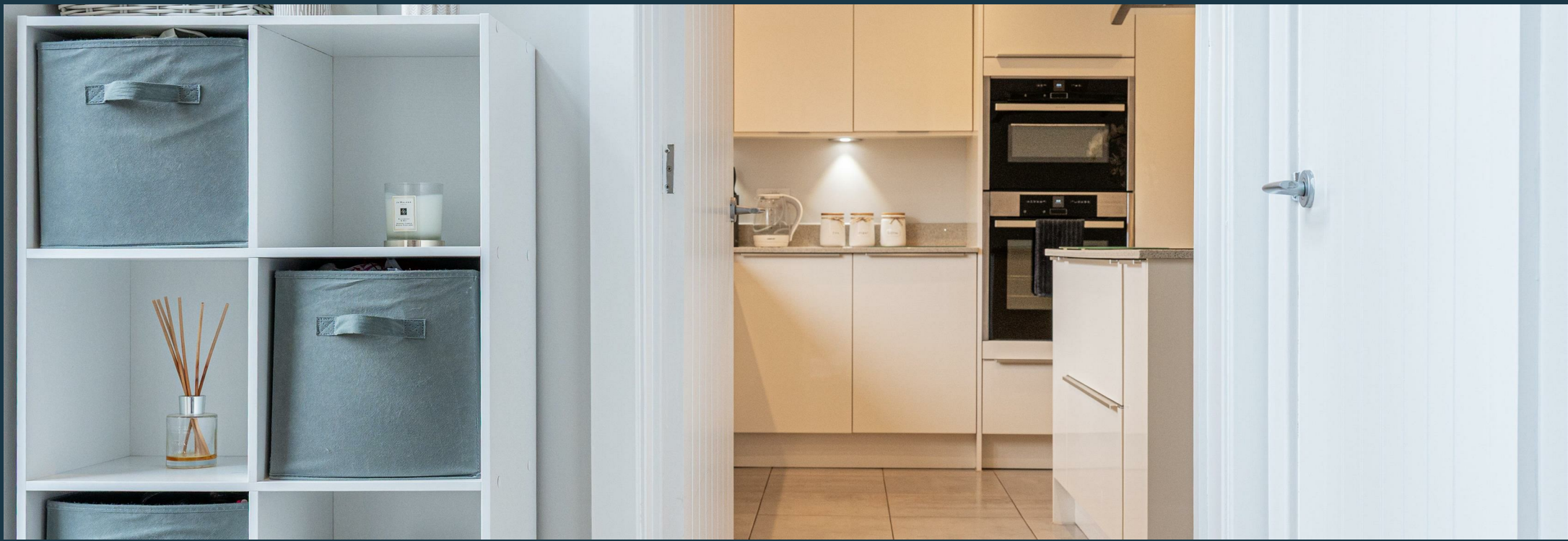
Four piece suite in the main bathroom, along with two ensembles and a GF WC



Impeccably maintained rear garden is southwardly facing and is great for outdoors entertaining



Off-road parking for multiple vehicles plus a detached double garage too





# SELLER'S SECRET



*Why we like it....*

# OSCAR JAMES

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*To buy or not to buy....*

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