



34 Lake Drive, Weldon, Corby, NN17 3FE



## Offers in excess of £780,000

Stuart Charles are delighted to present this exceptional four-bedroom detached home, located in the sought-after area of Lake Drive within Priors Hall Park. This impressive property boasts a range of premium upgrades, including underfloor heating, stylish Kardean vinyl flooring, a state-of-the-art air source heat pump for efficient central heating, and top-of-the-line NEFF kitchen appliances. Every main room is hard-wired with CAT5 data cabling and TV connections, providing seamless broadband access via the FTTP service—ideal for uninterrupted work-from-home arrangements. Upon entering, you're greeted by a spacious hallway that provides access to all ground floor rooms. The cosy lounge features a log burner, perfect for relaxing evenings, while the open-plan kitchen/breakfast room, separate dining room, utility room, guest WC, and dedicated study complete the ground floor. Upstairs, a galleried landing leads to four generous double bedrooms, with the master and second bedrooms each enjoying en-suite facilities, in addition to a luxurious four-piece family bathroom. The front of the home is beautifully landscaped, featuring a manicured lawn, mature shrubs, and decorative plant borders. A substantial driveway offers ample off-road parking and leads to a triple garage, which includes gated access to the rear garden. The garage has been partially converted, with a staircase leading to a large storage area, providing versatile usage options. The rear garden, offering exceptional privacy, wraps around the property and includes twin gates for full access to all sides of the house. A spacious patio area, perfect for outdoor entertaining, extends to a well-maintained lawn enclosed by timber fencing. Don't miss the opportunity to view this impressive home!

- EXCLUSIVE CUL-DE-SAC
- TWO EN-SUITE FACILITIES
- PRIVATE SOUTH FACING GARDEN
- FULL ALARM SYSTEM FOR HOME AND GARAGE
- UNDER FLOOR HEATING
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- GOOD COMMUTING OPPORTUNITIES TO LONDON ST PANCRAS
- HIGH SPEC BUILD WITH AIR HEAT SOURCE PUMP
- SIX YEARS LEFT ON BUILDING WARRANTY

### Dual Height Glazed Entrance Hall

Entered via a double glazed door to the front elevation, double glazed window to the front elevation with blinds, storage cupboard, stairs rising to first floor, doors to:

### Lounge

20'3 x 16'1 (6.17m x 4.90m)

Double-glazed window to rear elevation with blinds, double-glazed French doors to side elevation, Kardean vinyl flooring, feature log burner.

### Kitchen/Diner

19'4 x 14'10 (5.89m x 4.52m)

Fully fitted Symphony Gallery Cranbrook kitchen, a range of base, wall and tower units with upgraded 30mm quartz worktops and fully tiled splashbacks in

Porcelanosa tiles. Upgraded Full height NEFF Fridge and Freezer, upgraded oven and Extractor with built in multi coloured lighting, integrated dishwasher. The room is fully lit with ceiling spotlights, and there are double glazed windows to the front elevation with blinds, and double patio doors to the rear. Doors lead to:

### Utility Room

9'6 x 6'9 (2.90m x 2.06m)

Featuring a range of base, wall and tower units with sink and drainer, plumbing for washing machine, space for tumble dryer, double glazed door to the side elevation, double glazed window to the front elevation.







### Dining Room

12'11 x 8'8 (3.94m x 2.64m)

Double-glazed windows to the front elevation with blinds, and Kardean vinyl flooring.

### Study

12'11 x 8'8 (3.94m x 2.64m)

Double-glazed windows to the side, elevation with blinds, and Kardean vinyl flooring.

### Guest WC

Featuring a two piece suite with a feature tiled wall in Porcelanosa tiles, a pedestal, and wash hand basin, double glazed window to the side elevation.

### Landing

Loft access, airing cupboard, double-glazed windows to the front elevation, doors to:

### Bedroom One

23' x 16'1 (7.01m x 4.90m)

Double glazed window to the rear and side elevation with blinds, double built in wardrobes, radiators, door to:





### En-Suite

8'6 x 7'10 (2.59m x 2.39m)

Fitted to comprise a three piece suite consisting of Porcelanosa floor and wall tiles, a mains feed double shower cubicle with a feature wall, pedestal, two wash hand basins, towel radiator, and skylight window.

### Bedroom Two

13'4 x 13'1 (4.06m x 3.99m)

Double glazed window to the rear elevation with blinds, double built in wardrobes, radiators, door to:

### En-Suite

9'5 x 5'9 (2.87m x 1.75m)

Fitted to comprise a three piece suite consisting of Porcelanosa floor and wall tiles, a mains feed double shower cubicle with a feature wall, pedestal, wash hand basins, towel radiator, and double glazed window to the side elevation with blinds.

### Bedroom Three

11'3 x 10'5 (3.43m x 3.18m)

Double glazed window to the rear elevation with blinds, radiators.







### Bedroom Four

11'2 x 8'8 (3.40m x 2.64m)

Double glazed window to the front elevation with blinds, radiators.

### Bathroom

10'1 x 6'8 (3.07m x 2.03m)

Featuring a four piece suite with Porcelanosa floor and wall tiles, a bath, separate shower cubicle with a feature wall, pedestal, wash hand basin with vanity unit, double glazed window to the rear elevation, towel radiator.

### Garage

29'6 x 19'9 (8.99m x 6.02m)

The garage is pre-wired for electric car charging point. Has LED Lighting to ground and first floor. Multiple double sockets to ground floor and has an electric up and over door, stairs raising to:

### Studio

29'7 x 13'2 (9.02m x 4.01m)

Power and lights

### Outside

The front of the home is beautifully landscaped with a manicured lawn,





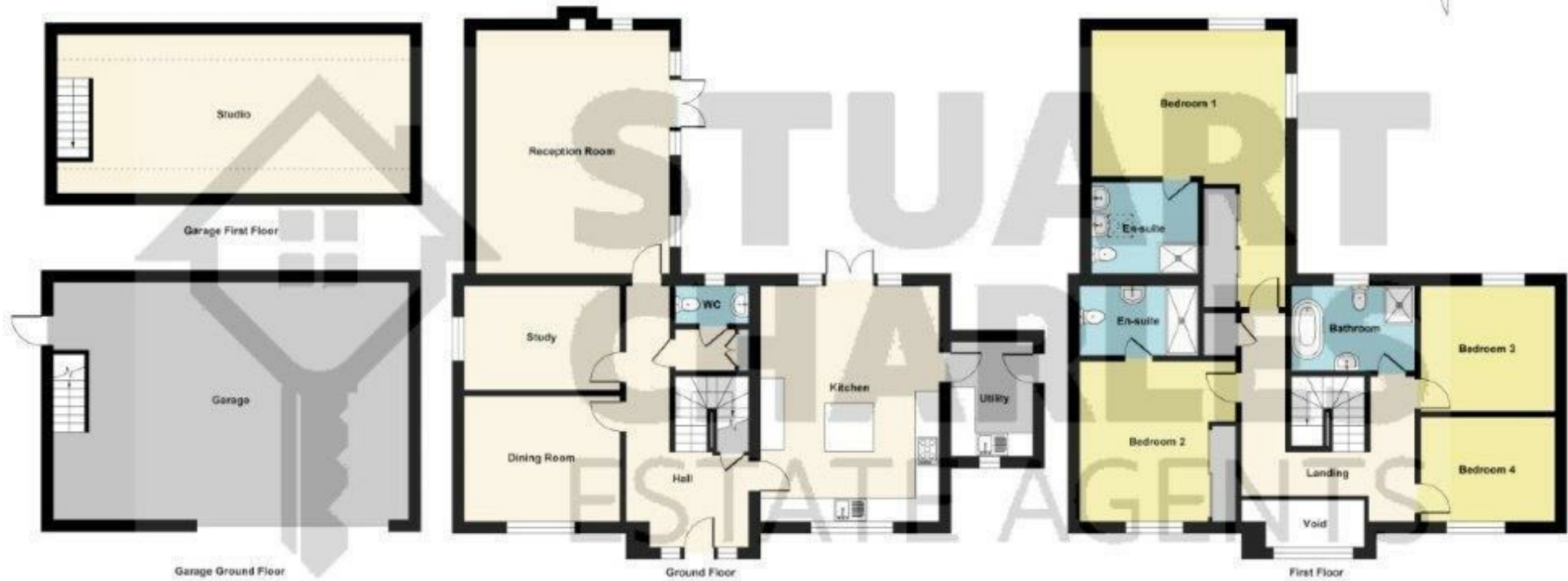


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



mature shrubs, and decorative plant borders.

To the side, a substantial driveway offers ample off-road parking for multiple cars, leading to a triple garage with gated access to the rear garden. The garage benefits from being partial converted with a stair case raising to a large storage area which has a multitude of uses.

The rear garden offers exceptional privacy, with a wrap around plot with twin gates giving full access to all sides of the house. featuring a large patio area perfect for outdoor entertaining, which extends to a well-maintained lawn enclosed by timber fencing. It also benefits from three double outdoor sockets.

