



35 Lake Drive, Priors Hall Park, Corby, NN17 3FE



## Offers in excess of £587,500

\*\*\* ARE YOU READY FOR SOME PEACE AND QUIET \*\*\* Stuart Charles are delighted to offer for sale this executive four double bedroom detached family home built by Francis Jackson Homes located on the highly sought after Lake drive development in Priors Hall Park. Positioned at the end of a quiet cul de sac but within walking distance of Priors hall primary and secondary schools as well as the newly built shopping area an early viewing is recommended to avoid missing out on this home. Having been built to a high standard with extra features included the accommodation comprises of a large entrance hall, lounge with log burner, open plan kitchen/diner with utility room, family room/office and a guest W.C. To the first floor are four double bedrooms and a four piece family bathroom with the master and second bedrooms benefitting from three piece en-suites as well. Outside to front a low maintenance planting area leads onto a large driveway which provides off road parking for multiple vehicles and leads to gated side access and a double garage. To the rear this private stepped garden consists of a full width patio area which features a hot tub and steps down to a large laid lawn and purpose built patio area while being not overlooked which offers a great degree of privacy. Call now to view!!.

- UNDERFLOOR HEATING TO GROUND FLOOR
- FAMILY ROOM/OFFICE ROOM
- GUEST W.C
- EN-SUITE TO MASTER AND SECOND BEDROOM
- WALKING DISTANCE TO PRIMARY SCHOOL AND SECONDARY SCHOOLS
- LARGE LOUNGE WITH LOG BURNER
- LARGE OPEN PLAN KITCHEN/DINER WITH UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- CLOSE TO SHOPS, MAIN BUS LINKS AND ENTERPRISE CENTRE

### Entrance Hall

Entered via a double glazed door, two storage cupboards, under floor heating, stairs rising to first floor landing, doors to:

### Lounge

19'03 x 12'04 (5.87m x 3.76m)

Double glazed window to front elevation, double glazed French doors to rear elevation, multi media point, log burner, underfloor heating.

### Family Room/ Study

14'02 x 14'01 (4.32m x 4.29m)

Double glazed window to rear elevation, under floor heating.

### Guest W.C

5'11 x 3'5 (1.80m x 1.04m)

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator.

### Kitchen/Diner

19'03 x 16'06 (5.87m x 5.03m)

This large open plan room features a range of base and eye level units with a one and half bowl steel sink and drainer, induction hob with extractor hood, double electric oven, integrated fridge/freezer, integrated dishwasher, breakfast bar, ceiling spotlights,













double glazed window to side elevation, Tv point, double glazed French doors to rear elevation, door to:

### Utility Room

7'9 x 6'5 (2.36m x 1.96m)

Fitted to comprise a base and eye level units with a single steel sink and drainer, space for automatic washing machine, space for tumble dryer, double glazed door to rear elevation.

### First Floor Landing

Loft access, radiator, airing cupboard with mega flow tank, storage cupboard, doors to:

### Bedroom One

16'06 x 14'08 (5.03m x 4.47m)

Double glazed window to rear elevation, two radiators, built in wardrobes with reversable mirror doors, door to:









### En-Suite

6'3 x 6'2 (1.91m x 1.88m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle with waterfall shower, low level his and hers wash hand basin, low level pedestal, ceiling spotlights, double glazed window to side elevation.

### Bedroom Two

14'07 x 13'09 (4.45m x 4.19m)

Radiator, double glazed window to rear elevation, door to:

### En-Suite

7'9 x 6'4 (2.36m x 1.93m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.









### Bedroom Three

17'02 x 13'09 (5.23m x 4.19m)

Double glazed window to front elevation, radiator.

### Bedroom Four

15'06 x 8'00 (4.72m x 2.44m)

Double glazed window to front elevation, radiator.

### Bathroom

11'3 x 8'10 (3.43m x 2.69m)

Fitted to comprise a four piece suite consisting of a panel bath, mains feed double shower cubicle with waterfall shower, low level pedestal, low level wash hand basin, radiator, heated towel radiator.

### Outside

Front: A low maintenance shrubbed area leads onto a large driveway which provides off road parking for multiple vehicles and this gives access to the double garage and gated side

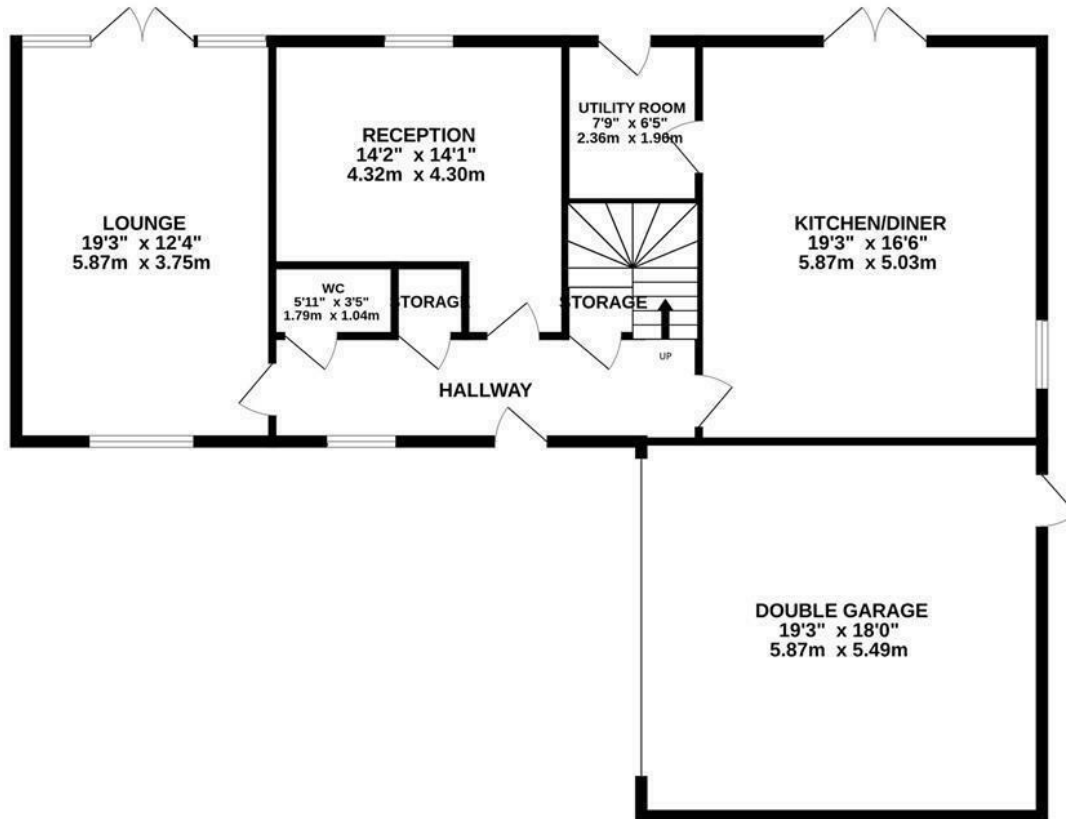




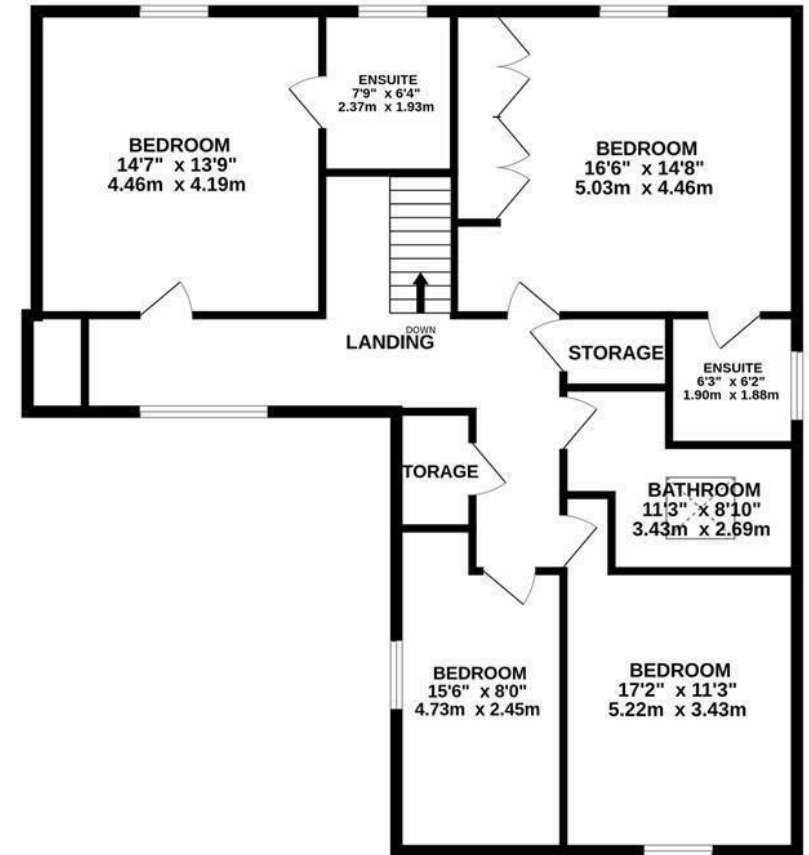




GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2411 sq.ft. (224.0 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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access.

Garage: 19'03 x With double electric garage door, power and lighting connected, pedestrian door to garage.

Rear: This stepped garden features a full width patio area features a hot tub, air source heat pump, steel railings and steps down onto a large laid lawn and purpose built patio area with external mood lighting. The garden offers a great degree of privacy and backs onto green space. Gated access is provided to the front and pedestrian door to the garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		