

41 Lake Drive

Priors Hall Park, NN17 3FE

Simpson West

Built to an exceptional standard by renowned developers Francis Jackson, this impressive FOUR BEDROOM DETACHED family home occupies a desirable position within the sought after Willowhurst development at Priors Hall Park. Significantly enhanced by the current owners, the property combines contemporary interiors, spacious accommodation and beautifully landscaped gardens.

A welcoming entrance hall leads to a versatile dual-aspect study, ideal for home working, and a generous living room featuring a charming wood-burning stove and doors opening onto the rear garden.

The stunning open-plan kitchen/dining room is undoubtedly a standout feature, boasting upgraded integrated Neff appliances, granite work surfaces, extensive cabinetry and a substantial central island. With direct garden access, this superb space is ideal for family living and entertaining. A separate utility room and ground floor cloakroom complete the accommodation.

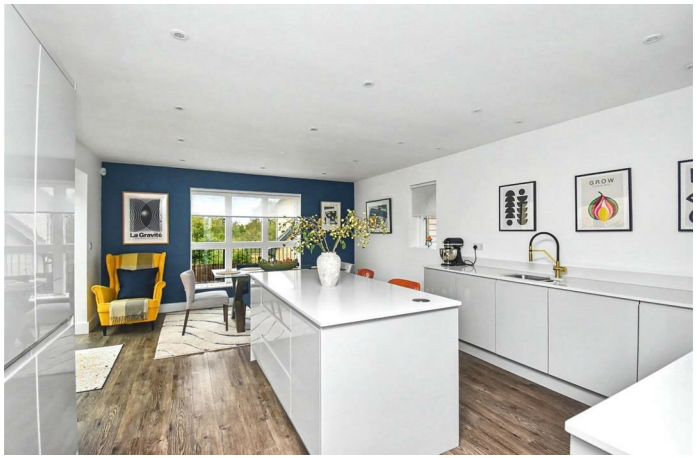
Upstairs, an attractive galleried landing leads to four well proportioned bedrooms. The impressive principal bedroom benefits from fitted wardrobes and en-suite facilities, while bedroom two also enjoys fitted wardrobes and its own en-suite shower room. A stylish four piece family bathroom serves the remaining bedrooms.

Externally, the beautifully landscaped rear garden offers excellent privacy, featuring a generous patio, decked entertaining area with feature lighting and carefully maintained lawns. A substantial double garage benefits from power, lighting and an electric roller door, complemented by off road parking for up to six vehicles.

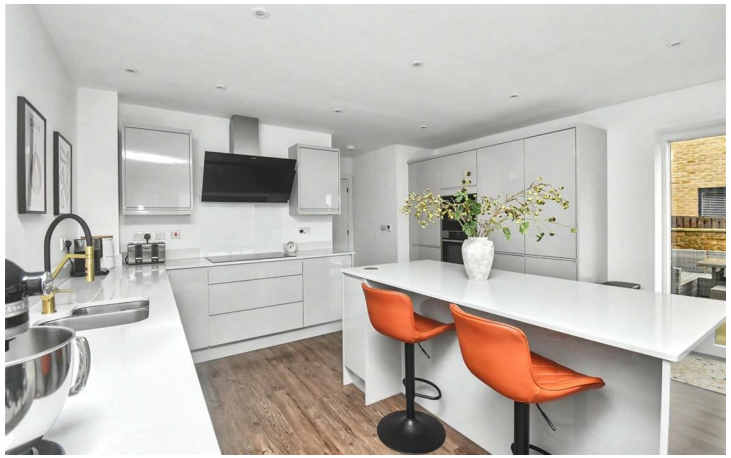
Situated within the highly regarded Priors Hall Park development, the property is conveniently located near the neighborhood plaza, offering shops, cafés and eateries, alongside attractive green spaces, Corby Business Academy and nursery facilities. Excellent road connections provide access to the A14 and A47, with Uppingham, Thrapston and Market Harborough also within easy reach.

£670,000

4 4 2







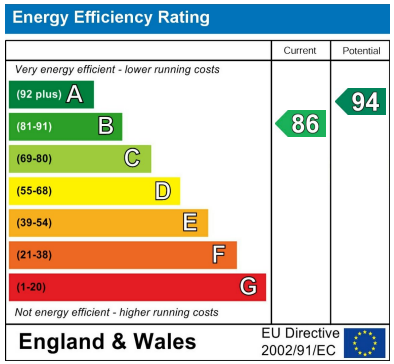




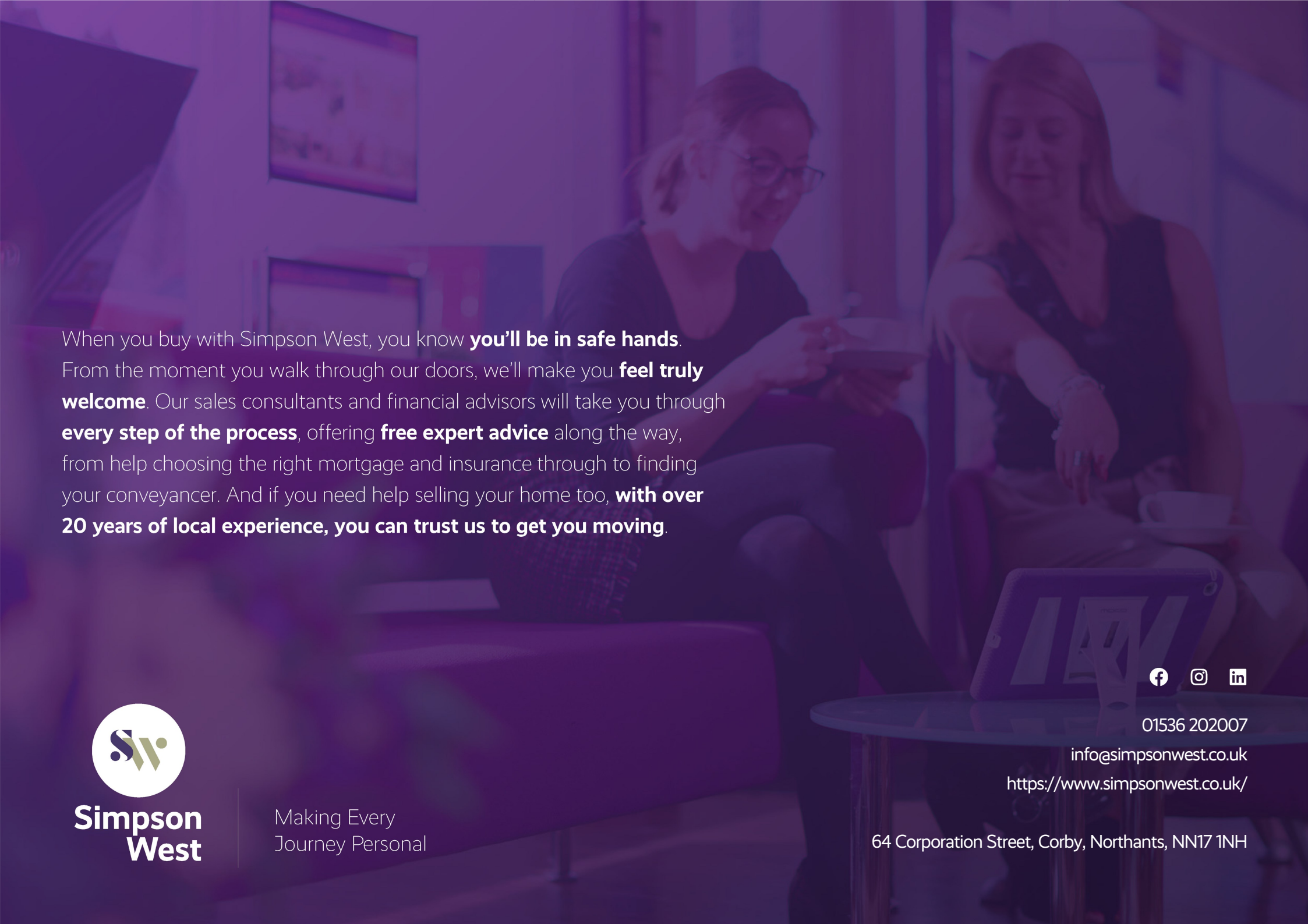
Simpson West


Ground Floor
First Floor
Kitchen/Dining Room
20'3x14'4
Living Room
21'x12'8
WC
Cloakroom
Utility
8'9x6'9
Study
12'5x8'9
cpb
Entrance Hall
Bedroom 1
14'4x13'1
w/d
En-suite
7'5x6'9
Bedroom 2
12'8x11'8
En-suite
A/C
Bathroom
8'9x6'9
Bedroom 3
12'1x8'9
w/d
Bedroom 4
9'2x8'9
Landing
Simpson West




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
86
94
England & Wales
EU Directive 2002/91/EC





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