



Foresters Lane, Silverstone

Guide Price **£660,000**



JACKIE OLIVER & CO



## 12 Foresters Lane, Silverstone, NN12 8XZ

A beautifully presented modern home in the well serviced village of Silverstone

Entrance Hall | Sitting Room | Kitchen/Dining Room | Family Room | Utility Room | Cloak Room | Five Bedrooms | Two En-suites | Family Bathroom | Gardens | Double Garage | Driveway Parking

### The Property

Constructed in 2017 by Bovis Homes this detached family home offers versatile accommodation. Entered via a uPVC door under a storm canopy the ground floor has an entrance hall, sitting room with French doors and an electric fireplace, family rooms, dual aspect kitchen/dining room, utility room and cloakroom. Upstairs, the master bedroom and bedroom 2 have en-suite shower rooms with a family bathroom serving the remaining three bedrooms. Externally the rear garden is south facing and fully enclosed, predominantly laid to lawn with a large patio spanning the length of the property. The detached double garage and tarmac driveway complete the home.

- Mains water & drainage
- Mains gas central heating
- uPVC double glazing
- Freehold
- Council tax band G
- EPC rating band B





What you need to know... The internals.

- The property was built in 2017 by Bovis Homes.
- The cloakroom is a two piece suite comprising a wash basin and W.C.
- The sitting room has an electric fireplace with stone surround and French doors into the rear gardens.
- The kitchen is fitted with a range of base and wall mounted storage cupboards. There is a stainless steel sink, integrated 'fridge/freezer and dishwasher. A built-in eye-level double oven and separate five ring gas hob.
- The utility room has bas mounted units with a sink and plumbing for a washing machine. Concealed within the units is the gas boiler with the hot water cylinder also located in the airing cupboard connected off the utility room.
- The master bedroom has built in wardrobes with mirrored sliding doors. The three piece en-suite is comprised of a shower cubicle, wash basin and W.C
- Bedroom 2 also benefits from a en-suite shower room.
- The family bathroom is a four-piece suite comprising a bath with handheld shower attachment, shower cubicle, wash basin and W.C.
- All the bedrooms have a telephones point and television aerial points.



What you need to know... The Externals

- The south facing rear garden is fully enclosed by a mixture of timber fence panels and post & rail fencing.
- Predominantly laid to lawn with the lawn positioned slightly higher than the patio seating area which spans the length of the property.
- The patio seating area also wraps around either side of the property providing useful space on the right. The left side provides side access to the property and connects to the driveway.
- There is an outdoor tap and 2 electric sockets.
- The detached double garage has a personal door to the side and two metal up and over garage doors to the front. Power and lights are connected, the garage also benefiting from eaves storage space above.
- To the front of the garage is the tarmac driveway providing ample off road parking for the property.
- Also to the front of the property is a small lawn area with mature shrubs directly adjacent to the home. A slabbed pathway runs from the front door to the driveway and road.
- Our vendors have made us aware of a service charge that will be applied to the development of £150pa once it is complete. We recommend having this information verified by your solicitors.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	86	93
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the m equating to approximately £30 per referral.



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