



LIME KILN CLOSE

Silverstone NN12 8FP



DAVID COSBY
ESTATE AGENTS



Lime Kiln Close

Silverstone NN12 8FP

Total GIA Floor Area | Approx. 110 sqm (1184 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

Features

- Village location
- Cul-de-sac position
- Four bedrooms
- En-suite and family bathroom
- Utility
- Dual-aspect sitting room
- Enclosed rear garden
- Separate brick garage
- Mechanical Ventilation with Heat Recovery (MVHR) system

Description

Constructed in 2013 by Taylor Wimpey Homes, this family home is a delightful four-bedroom detached property with a separate garage and enclosed rear garden in a cul-de-sac location. The property benefits from off-road parking for several vehicles and is located in the village of Silverstone offering a good range of local amenities and convenient transport links.

Accommodation at ground floor includes entrance hall with good storage space, dual-aspect sitting room with French doors opening to the patio, a dining area, kitchen, utility, and cloak room. At first floor there is a bright galleried landing, four bedrooms with en-suite to master, a family bathroom, and large laundry cupboard. The property is also equipped with a modern Mechanical Ventilation with Heat Recovery (MVHR) system designed to enhance indoor air quality.



Silverstone has a thriving community with great amenities and facilities, whilst still maintain a quintessentially English village feel.

The Property

Entrance Hall

The entrance hall is accessed through a part-glazed panelled door which incorporates a three-bar locking mechanism. Floors are finished with porcelain tiles and quarter-winder stairs lead to the first-floor accommodation. Glazed double-swing doors open into the main sitting room and there is a useful large understairs cupboard with additional low-level boot/shoe cupboard. Panelled doors open to the cloakroom and kitchen/dining areas.

Sitting Room

The dual-aspect sitting room receives good natural lighting from a two-unit window on the front elevation together with French doors to the rear which open onto the patio area. Floors are finished with oak-effect laminate boards and walls are neutrally decorated. The sitting room also has a traditionally styled stone fireplace with a flame-effect electric stove.

Dining Room

The dining area is located to the front aspect of the property and enjoys good natural lighting with ample space for a family-sized dining table and chairs.

Kitchen

The open-plan kitchen has a window overlooking the rear garden and is fitted with a range of contemporary style base and wall units with brushed chrome handles and stainless-steel sink-and-a-half with drainer. There is a four-burner gas hob with extractor hood and light over, and a two-door electric oven. Fitted appliances include an integrated fridge-freezer and dishwasher.

Utility

The utility area is equipped with an integrated washing machine, matching contemporary base units, and a further stainless-steel sink with chrome pillar taps. A part-glazed panel door opens to the rear garden.

Cloakroom

The cloak room is fitted with matching porcelain floor tiles which flow through from the entrance hall and is fitted with a close-coupled WC and ceramic wash hand basin with pedestal and chrome pillar taps.



The Property

First Floor Landing

The galleried first-floor landing has fitted cut-pile carpet and matching four-panelled doors lead to the bedrooms and family bathroom. There is a useful large airing cupboard which is fitted with slatted pine shelving and houses a large thermal water store. A hinged ceiling hatch has been installed providing access to the roof void.

Master Bedroom

The master bedroom is situated to the rear right-hand side of the property. Natural lighting is provided by a two-unit window offering views of the rear garden. Floors are finished with matching cut-pile carpet and there is a large four-door fitted wardrobe providing good storage space.

Master Bedroom Ensuite

The ensuite is equipped with a three-piece suite comprising double-width shower with concertina glazed door, close-coupled WC, and a ceramic wash hand basin with a pedestal. A casement window to the rear elevation provides natural lighting and ventilation, and the floors are finished with sheet vinyl. Glazed ceramic tiling surrounds the perimeter of the shower cubicle and is also fitted above the wash hand basin.

Bedroom Two

Located to the rear left-hand side of the property, bedroom two is a double bedroom with window overlooking the rear garden. Floors are finished with cut-pile carpet.

Bedroom Three

Bedroom three is a small double bedroom with casement window overlooking the front aspect. Floors are finished with cut-pile carpet.

Bedroom Four

Bedroom Four is a good-sized single bedroom located to the front right-hand side of the property with two-unit casement window. Floors are finished with cut-pile carpet.

Bathroom

The family bathroom is centrally situated to the front aspect and features a two-unit window providing natural light and ventilation. The bathroom is fitted with a three-piece suite comprising large ceramic wash hand basin with chrome mixer tap set within a vanity unit, close-coupled WC, and a bath with painted timber panelling. Floors are finished with sheet vinyl and walls are neutrally decorated.





Grounds

Front Aspect

The property is located at the end of a block paved cul-de-sac which leads to a large parking area in front of a detached, brick-built single garage. To the left-hand side of the garage there is a useful concealed storage area with hard-standing. To the right-hand side of the garage there is gated access to the rear garden. The front garden is partially laid to lawn, complemented by gravel on the left-hand side with perimeter Privet hedge rows.

Rear Garden

The part wrap-around rear garden features a gravelled area on the left-hand side and a large patio that extends across the full width of the property. The rear garden is tiered, comprising a central lawn area accessible via timber sleeper steps. To the far rear, there is a raised timber decking area - ideal for alfresco dining and entertaining.

Garage

The detached single garage is constructed from matching red brick beneath a pitched and tiled roof and is fitted with an aluminium up-and-over door for vehicular access. It is equipped with power and lighting, and the roof space is partially boarded for storage purposes.

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Location

The property is positioned at the end of a cul-de-sac within the village of Silverstone.

Silverstone has excellent transport links and provides an ideal location for families seeking the benefit of good amenities and easy access to the arterial roads of the A43, M1 and M40. Milton Keynes and Northampton are approximately 30 minutes' drive from where train journeys can be made to London Euston in 1 hour. For a more local range of amenities and facilities, the market towns of Brackley and Towcester are just a short drive away.

Silverstone has moved with the times and has a thriving community with great amenities and facilities; whilst also maintaining a quintessentially English village feel with a number of Listed buildings and surrounded by beautiful countryside.

The village is also served by a number of excellent schools, including Silverstone Primary School, which has been rated 'Outstanding' by Ofsted.

Property Information

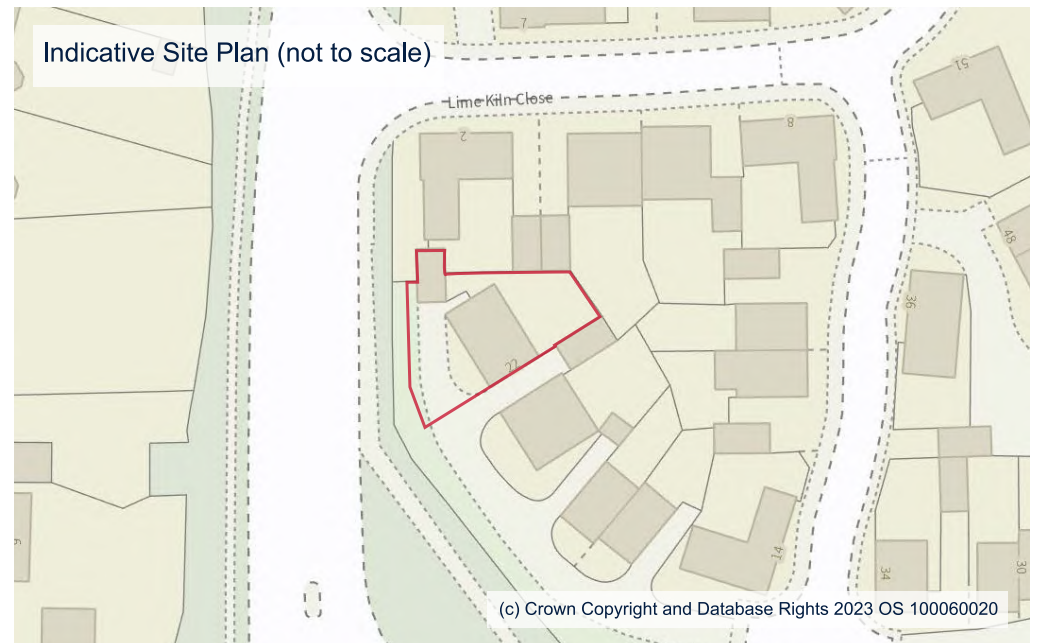
Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Gas, Electricity, and MVHR (Mech. Ventilation with Heat Recovery)

Council Tax: Band E **EPC:** Rating C

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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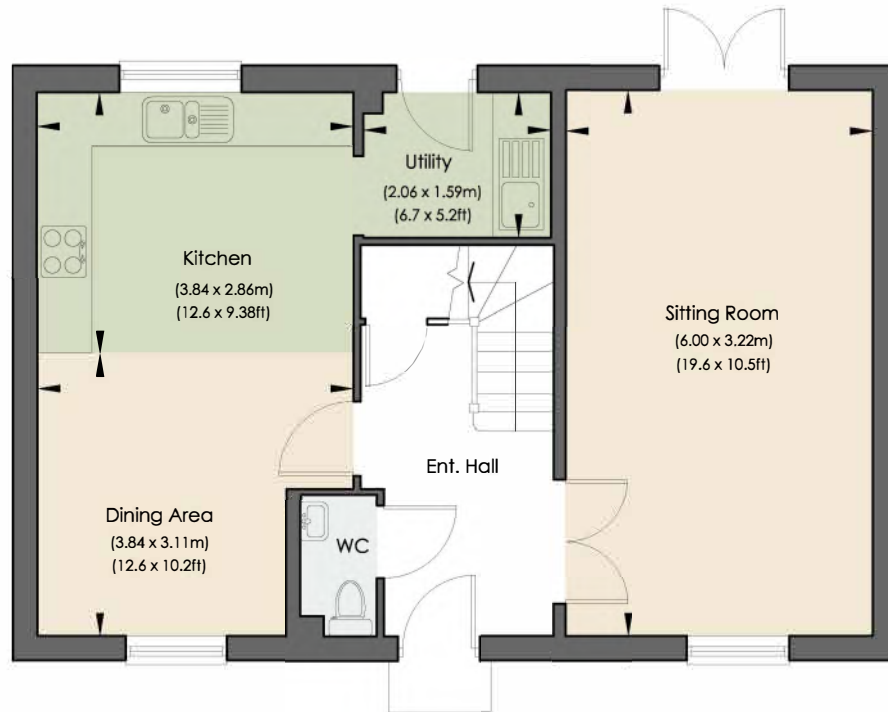
Lime Kiln Close, Silverstone, NN12 8FP

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 110 sqm (1184 sqft)

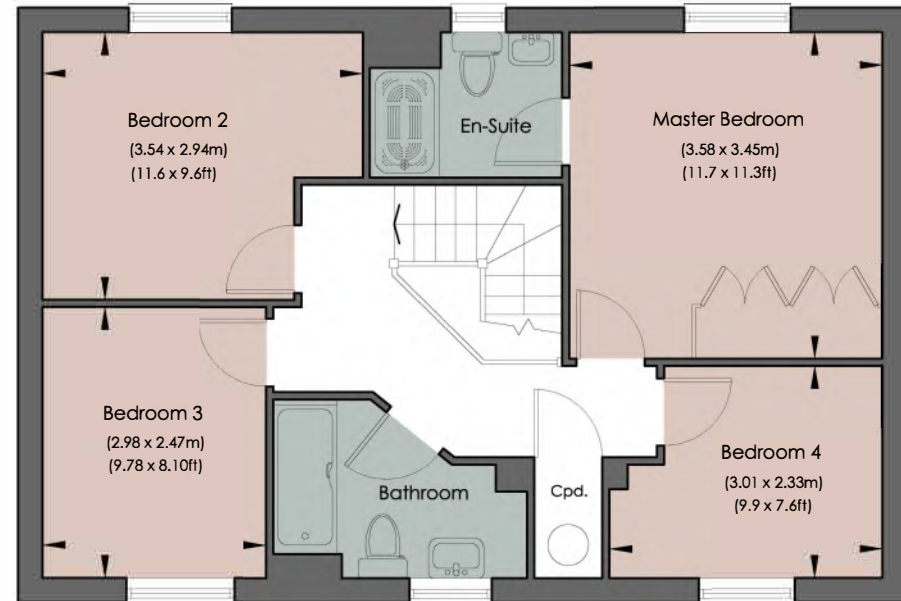


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 55 sqm (592 sqft)



FIRST FLOOR GIA = 55 sqm (592 sqft)



SILVERSTONE

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