



23 Catch Yard Road, Silverstone, Northamptonshire, NN12 8WG

HOWKINS &
HARRISON

23 Catch Yard Road,
Silverstone,
Northamptonshire, NN12 8WG

Guide Price: £545,000

This substantial stone-built property set on the sought after Silverstone Leys development is within easy reach of the amenities on offer in the village. Presented in excellent condition throughout, the property offers five bedrooms (including two en-suite), a kitchen/diner and a sitting room. Outside, the property benefits from an enclosed landscaped garden and a tandem double garage/gym in addition to driveway parking.

Features

- Detached property
- Master bedroom en-suite
- Bedroom two en-suite
- Three further bedrooms and family bathroom
- Sitting room
- Kitchen/dining room
- Cloakroom
- Enclosed low maintenance garden
- Tandem double garage and driveway parking
- Energy rating B



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



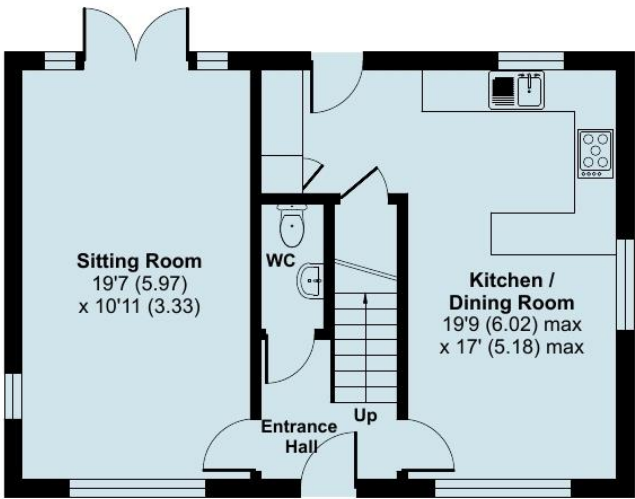
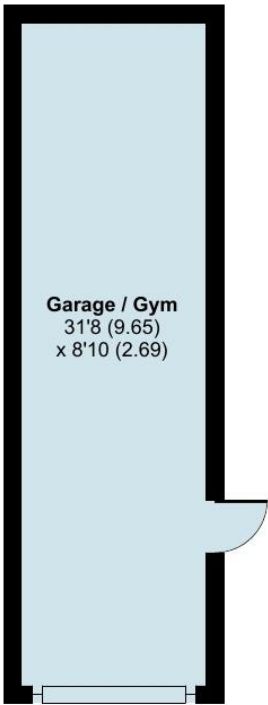
Ground Floor

Entrance hall, cloakroom, dual aspect sitting room with French doors opening onto the garden, kitchen/dining room with a range of fitted units and integrated appliances and a utility area.

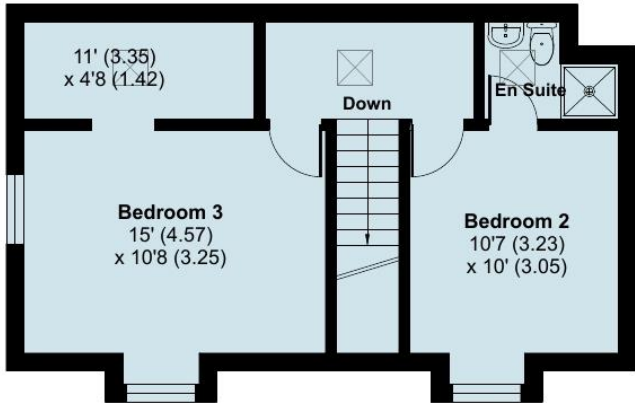
Catch Yard Road, Silverstone, Towcester, NN12

Approximate Area = 1558 sq ft / 144.7 sq m
 Garage = 280 sq ft / 26 sq m
 Total = 1838 sq ft / 170.7 sq m

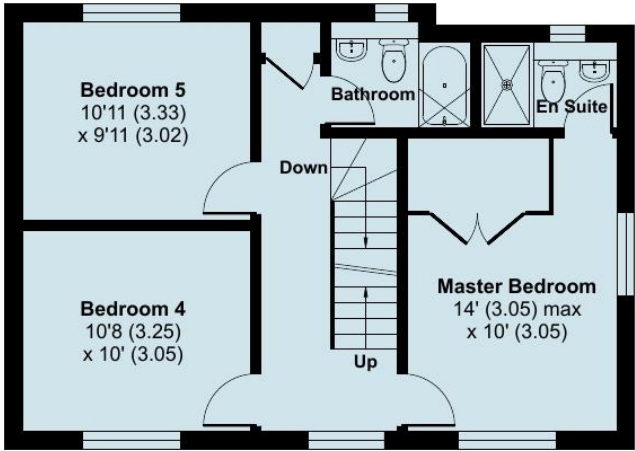
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 977980



First Floor

Master bedroom with fitted wardrobes and an en-suite, two further bedrooms and a family bathroom.

Second floor

Two further bedrooms, one of which is en-suite, and the other has a dressing area. The large landing area would be ideal for use as a study.

Outside

The property is approached by a footpath with gardens either side filled with shrubs. There is driveway parking for two cars and a tandem double garage currently used as a gym. A courtesy gate leads to the rear garden.

To the rear of the property the landscaped garden has raised beds retained by sleepers, a low maintenance Astro turf lawn and a large patio with an additional hot tub area. A courtesy door leads into the garage.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

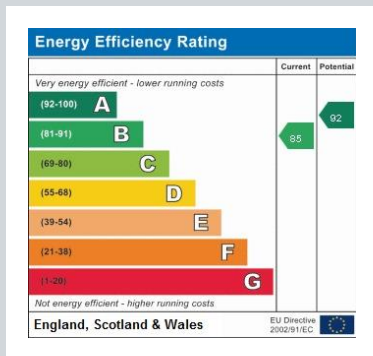
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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