



6 Whittlewood End, Silverstone, Northamptonshire, NN12 8WH

HOWKINS &
HARRISON

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Silverstone,
Northamptonshire, NN12 8WH

Guide Price: £347,500

Constructed by Bovis Homes in 2017, this detached bungalow is set in a quiet position, yet within easy walking distance of the many amenities available in the sought after village of Silverstone. Presented in excellent condition throughout this two-bedroom bungalow has a private and enclosed garden and two allocated parking spaces.

Features

- Detached bungalow
- Two bedrooms
- Kitchen/breakfast room
- Sitting room
- Bathroom
- Enclosed garden
- Off road 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 Towcesters 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.



Accommodation

The accommodation comprises an entrance hall, two bedrooms, a kitchen/breakfast room fitted with a range units and integrated appliances, a bathroom and a sitting room with French doors opening into the garden.

Outside

Shallow steps with hand rails either side lead to the front door, with the remainder of the front garden gravelled and edged with a box hedge. A footpath leads to a courtesy gate to the rear garden, and there are two parking spaces allocated immediately in front of the property.

To the rear of the property, the garden is enclosed on all sides and mostly laid to lawn with a small patio area and a garden shed.

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.

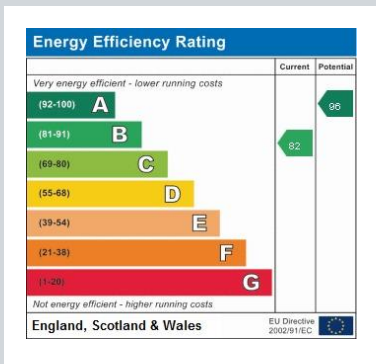
Services

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

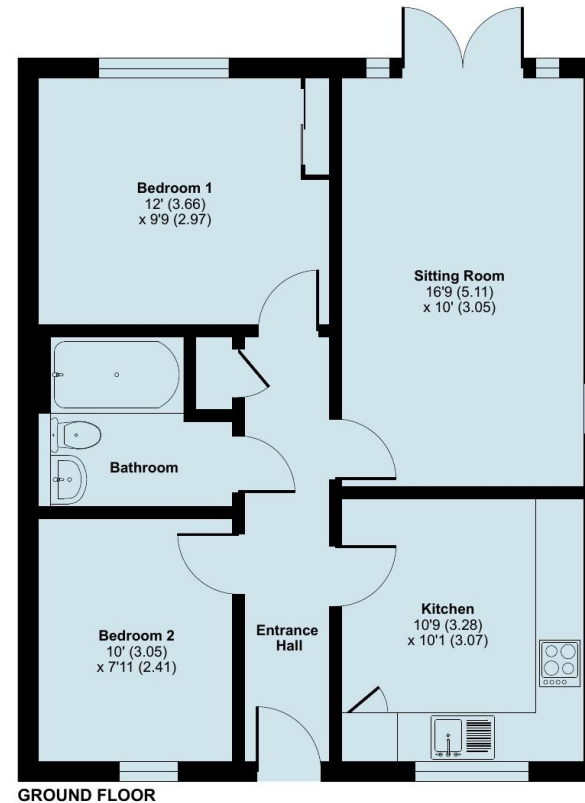
Council Tax Band - C



Whittlewood End, Silverstone, Towcester, NN12

Approximate Area = 634 sq ft / 58.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1102912

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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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