



12 Timms Lane, Silverstone, Northamptonshire, NN12 8WQ

HOWKINS &
HARRISON

12 Timms Lane, Silverstone,
Northamptonshire, NN12 8WQ

Guide Price: £365,000

A well presented three bedroom semi-detached property, constructed in 2019 and located within the ever popular and well serviced village of Silverstone. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen / dining room, master bedroom with en-suite, two further bedrooms and a family bathroom. There is a generous single garage, driveway parking and an enclosed, South-facing rear garden.

Features

- Semi-detached home
- Three bedrooms
- En-suite & family bathroom
- Sitting room
- Kitchen / dining room
- Cloakroom
- Gas to radiator central heating
- Garage & driveway parking
- South-facing rear garden
- Popular village location
- EPC 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 Towcesterians 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

The entrance hall has a cloakroom off, and opens to the sitting room, with glazed double doors through to the well-appointed kitchen / dining room, which has glazed doors leading to the garden.

First Floor

The landing leads to the master bedroom which has an en-suite shower room, there are two further bedrooms and a family bathroom.

Outside

There is a driveway providing off-road parking and access to the generous single garage. Gated access to the side of the property leads to the fully enclosed and South facing rear garden complete with patio seating area and lawn.

Agents Note

Please note that some of the internal photographs use computer generated images to show how the rooms could look when furnished.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 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

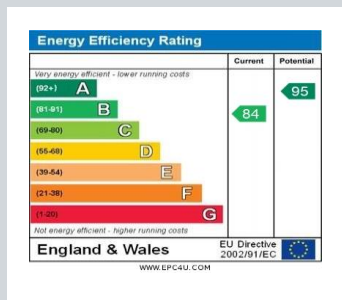
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel: 0300- 1267000.

Council Tax Band – D



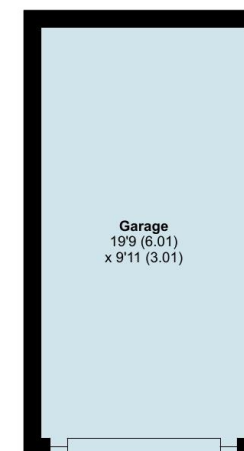
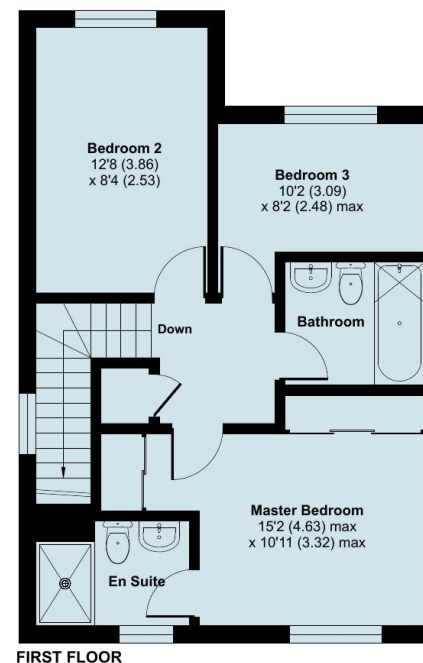
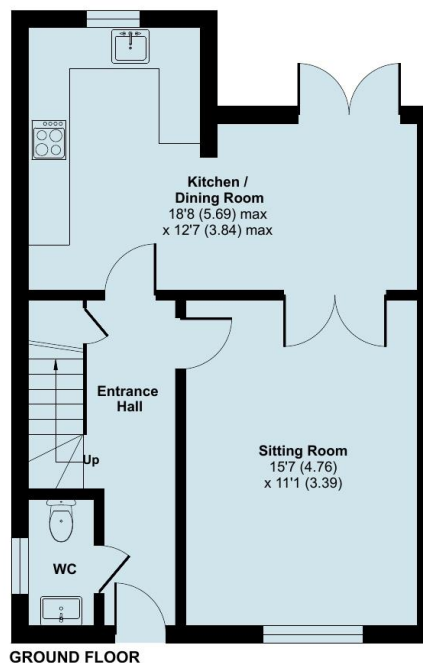
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Approximate Area = 976 sq ft / 90.6 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1346228

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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