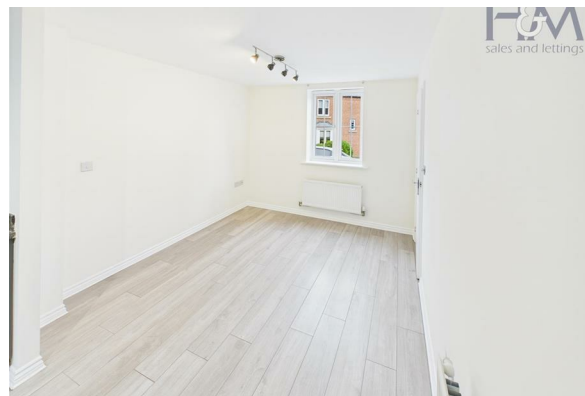


Paddock Close, Silverstone, Northamptonshire, NN12 8WL.
Asking Price £399,950

H&M
sales and lettings



Paddock Close, Silverstone, Northamptonshire, NN12 8WL.

Council Tax Band: C

OFFERED WITH VACANT POSSESSION and situated within the historic village of Silverstone is this newly decorated and carpeted three bedroom staggered semi detached property, built in the style of a typical Northamptonshire stone house, benefitting from a good sized kitchen/dining room with built in oven and hob, family lounge, utility room and downstairs WC. Upstairs are three generous bedrooms with the master bedroom having an Ensuite and a family bathroom. Outside there is a low maintenance garden with a courtesy door leading into the large home office/recreation space along with driveway parking. Silverstone itself offers a primary school, 17th century 'White Horse' public house, well serviced convenience store, numerous B&B's, along with other facilities including 'St Michaels' parish church, aswell as the world renowned Silverstone racing circuit.

Entrance Hall

6'8 x 6'4 (2.03m x 1.93m)

Stairs leading upto the first floor, separate doors leading to the lounge and kitchen/dining room.

Family Lounge

17'7 x 10'8 (5.36m x 3.25m)

Double glazed windows to the front and side aspect, double glazed french doors to the rear garden, two radiators, door leading in from the entrance hall.

Kitchen/Dining Room

17'7 x 9'6 (5.36m x 2.90m)

Double glazed windows to the front and rear aspect, range of base and wall mounted units(one housing the boiler), built in double oven and gas hob with chimney hood over, plumbing for a dishwasher, space for fridge/freezer, stainless steel sink drainer with mixer taps over, separate doors to the entrance hall and utility room, radiator.

Downstairs WC

4'10 x 3'0 (1.47m x 0.91m)

Low level WC, vanity wash hand basin.

Utility Room

5'7 x 5'4 (1.70m x 1.63m)

Wall and base level units, plumbing for a

washing machine, door to downstairs storage cupboard, door leading out into the rear garden

Landing

7'11 x 4'4 (2.41m x 1.32m)

Double glazed window to the rear aspect, doors to all rooms, airing cupboard with hot water cylinder, radiator, access to the loft.

Master Bedroom

11'4 x 10'0 (3.45m x 3.05m)

Double glazed window to the front aspect, radiator, built in wardrobes, door to the Ensuite.

Ensuite

5'9 x 4'1 (1.75m x 1.24m)

Double glazed opaque window to the front aspect, built in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail.

Bedroom Two

9'6 x 8'11 (2.90m x 2.72m)

Double glazed window to the front aspect, built in wardrobes, overstairs storage cupboard, radiator.

Bedroom Three

9'0 x 7'4 (2.74m x 2.24m)

Double glazed window to the side aspect, radiator

Family Bathroom

6'6 x 6'1 (1.98m x 1.85m)

Double glazed opaque window to the rear aspect, panel enclosed bath with mixer taps a rainfall shower and separate handset over, low level WC, pedestal wash hand basin, tiled splashbacks, heated towel rail.

Rear Garden

Main garden area has a paved patio leading to a shingled area bordered by a brick retaining wall, timber gate to the front of the property, paved pathway leading to a secondary garden which has an additional shingled area which itself is bordered by a timber fencing, along with an outside tap.

Frontage

Paved stepped path leading to the front door which has a canopy porch, bordered by flowerbeds which house established shrubs and trees. side gate leading into the rear garden.

Home Office/Gym

13'8 x 9'0 (4.17m x 2.74m)

The former garage has been converted to a home office with mains power supply and a water supply, radiator, inset spotlights, wooden effect flooring, double glazed side door and double glazed french doors opening onto the rear garden.

Non Converted Storage

9'10 x 4'7 (3.00m x 1.40m)

Ideal for storing garden equipment or wheelie bins, up and over door and lighting

Shared Gated Leisure Space

For exclusive use by the residents only is this gated green. There is currently a fee of approximately £76.66 towards the upkeep paid twice yearly.

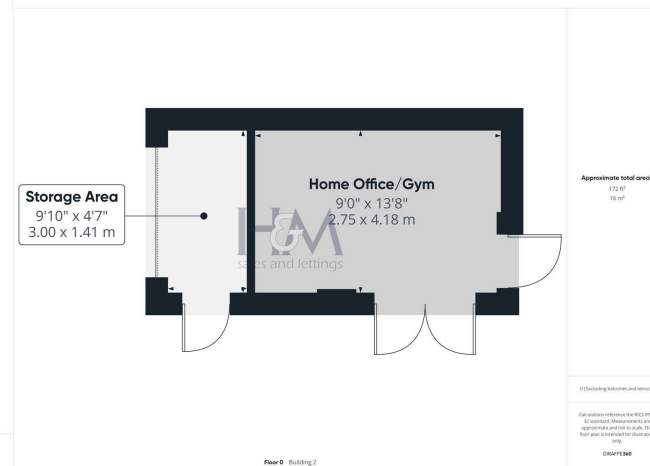
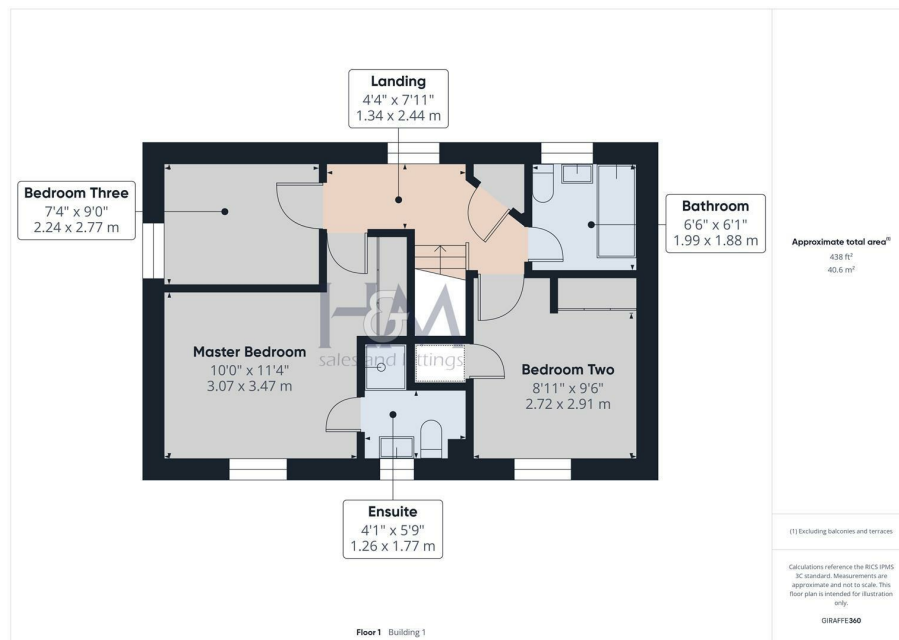
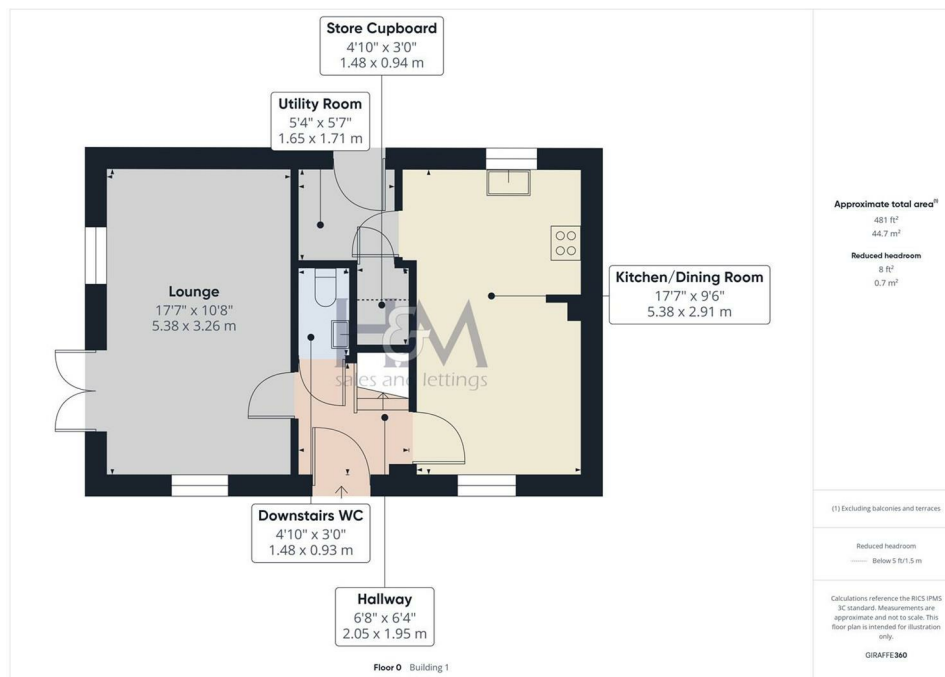
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Pursuant to the Estate Agents Act 1979 we hereby disclose that the vendor of this property is either a relative or associate of an employee or director of Homes & Mortgages



Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

