

STEPPING STONES

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THE ELMS, SILVERSTONE, NORTHANTS, NN12 8WD

£2,500pcm



A beautifully spacious five bedroom detached executive home in the picturesque village of Silverstone. This property has been designed to a very high standard, complemented by English limestone flagstone floors, bespoke kitchen and also offers a large enclosed garden and driveway car parking for two cars.

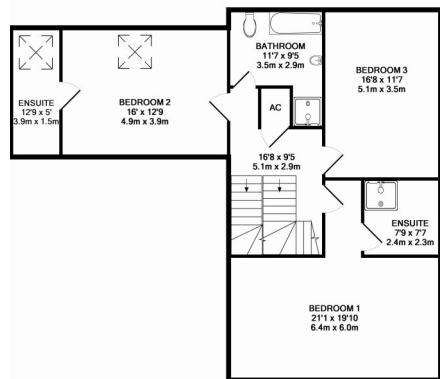
EPC Rating: B. Available: 9th January.

- 5 Bedrooms
- Double garage with power and light
- Large enclosed garden
- 4 Bathrooms
- Gas central heating
- Spacious living areas



GROUND FLOOR
APPROX. FLOOR
AREA 1917 SQ. FT.
(84.5 SQ. M.)

2ND FLOOR
APPROX. FLOOR
AREA 577 SQ. FT.
(53.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1944 SQ. FT.
(87.0 SQ. M.)



BEDROOM FOUR: 16'8 x 14'4 Two Velux windows. Window to rear aspect.

BEDROOM FIVE: 14'5 x 12'2 Velux window. Window to front aspect.

BATHROOM: Modern suite comprising shower cubicle, w.c and wash hand basin.

LANDING: Stairs leading down to the first floor.

BEDROOM ONE: 21'1 x 19'10 Window to front and side aspects.

EN SUITE: Modern suite comprising shower cubicle, wash hand basin and w.c.

BEDROOM TWO: 16' x 12'9 Velux window.

EN SUITE: Velux window. Modern suite comprising shower cubicle, wash hand basin and w.c.

BEDROOM THREE: 16'8 x 11'7 Windows to rear and side aspects.

BATHROOM: Modern suite comprising bath, shower cubicle, wash hand basin and low level w.c.

LANDING: Large area with airing cupboard. Stairs to the second floor and ground floor.

ENTRANCE HALL: Large area with door to front aspect

CLOAKROOM: Comprising wash hand basin and low level w.c.

STUDY: 12'2 x 9'2 Window to side aspect.

LOUNGE: 24'9 x 11'5 Window to side aspect and door leading to garden

KITCHEN: 21'1 x 11'7 Windows to rear aspect. Door to garden.

Hand painted solid oak kitchen units with contemporary quartz stone worktops. Limestone flooring. Integrated dishwasher. Six ring gas hob with electric oven below and extractor hood.

UTILITY ROOM: Units to match kitchen. Door to rear garden.

HEATING: Gas central heating.

COUNCIL TAX: Band G

EPC RATING: B

PARKING: Driveway parking for two vehicles, double garage with power and light.

GARDEN: Enclosed garden laid to lawn.

REFERENCE: 637

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 2,500.00

TOTAL DEPOSIT: £ 2,884.62

HOLDING DEPOSIT: £ 576.92

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Important Notice Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

