



30, Lime Kiln Close Silverstone, Northamptonshire, NN12 8FP

HOWKINS &
HARRISON

30 Lime Kiln Close
Silverstone,
Northamptonshire,
NN12 8FP

Guide Price: £305,000

A modern three bedroom semi-detached house, in a cul-de-sac location within walking distance of the world famous Silverstone motor racing circuit. The accommodation comprises entrance hall, cloakroom, kitchen. Sitting / dining room, two double bedrooms, one single bedroom and family bathroom. There is a gravelled front garden, driveway to the side for two cars, and a paved and gravelled, enclosed rear garden.

Of particular note is that the property is constructed of local stone with red brick detailing.

Features

- Modern semi-detached house
- Three bedrooms
- Kitchen
- Sitting / dining room
- Ground floor cloakroom
- Family bathroom
- Driveway parking for two cars
- Enclosed rear garden
- Cul-de-sac location
- Walking distance to race circuit
- EPC Rating: C



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

The entrance hall has a cloakroom off, and opens to the fitted kitchen at the front, to the rear is the sitting / dining room with double doors opening to the rear garden.

First Floor

There are two double bedrooms, a single bedroom and a family bathroom.

Outside

The property enjoys a cul-de-sac position, with a small gravelled garden at the front, driveway to the side providing parking for two cars, and gated access in to the rear garden, which has a patio and hard landscaping for low maintenance.

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

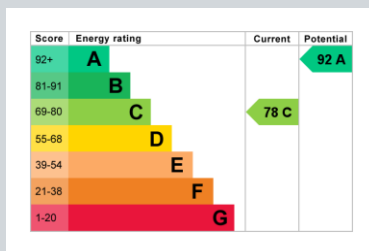
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

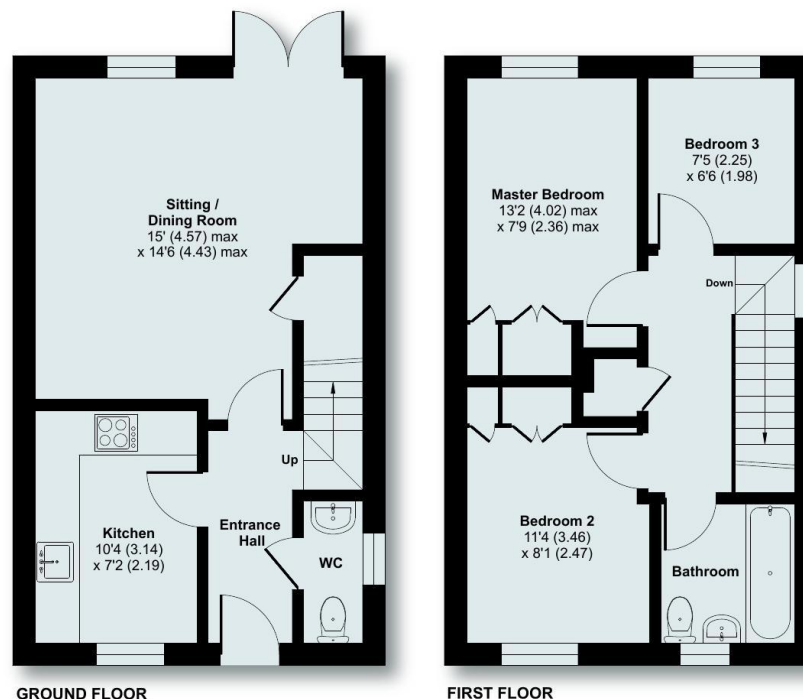
Council Tax Band – C



Lime Kiln Close, Silverstone, Towcester, NN12

Approximate Area = 728 sq ft / 67.6 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). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1513493

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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.