

GILMORE ESTATES

Property Sales & Lettings



£280,000

, Springfield Close, , Ovington, , NE42 6EL

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in the charming village of Ovington, Springfield Close presents a delightful opportunity to acquire a three-bedroom detached house, perfect for families or those seeking a peaceful retreat. Spanning an impressive 980 square feet, this property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is complemented by a lovely conservatory, which invites natural light and offers a serene space to enjoy the outdoor patio. The well-appointed kitchen and dining area create a warm and inviting atmosphere for family meals and gatherings.

The three bedrooms are generously sized, ensuring comfort and privacy for all family members. The property also features a well-maintained bathroom, catering to the needs of modern living.

Entrance Porch

3'9" x 10'4" (1.16 x 3.17)

Composite entrance door to porch, Upvc door to hallway and Upvc window to front aspect.

Entrance Hallway

10'9" x 6'8" (3.28 x 2.04)

Upvc entrance door to hallway, central heating radiator, stairs to first floor and timber flooring.

Cloaks WC

4'11" x 5'10" (1.51 x 1.78)

WC, pedestal wash hand basin, central heating radiator, timber flooring, Upvc window to front aspect and 1/2 panelled walls.

Lounge

13'3" x 16'1" (4.05 x 4.92)

Upvc bow window to front aspect, stone Inglenook fireplace and stone hearth, wall lights, under stairs cupboard, two centre heating radiators and Upvc French doors to conservatory, open plan to dining room.

Dining Room

10'10" x 7'5" (3.32 x 2.28)

Upvc window to rear aspect, central heating radiator and arch to lounge.

Conservatory

9'5" x 12'7" (2.89 x 3.85)

Upvc French doors to garden. Laminate wood flooring, wall mounted heater and wall lights.

Breakfasting Kitchen

11'6" x 15'3" (3.53 x 4.66)

Two Upvc windows to rear aspect, wall and base units with glossy laminate work surfaces, 1.5 sink and drainer with mixer tap, electric cooker point, plumbed for washing machine, inset spotlights, central heating radiator, door to garage.

First Floor Landing

12'9" x 5'10" (3.90 x 1.79)

Upvc window to front aspect, loft access and linen cupboard.

Bedroom One

10'0" x 17'6" (3.07 x 5.35)

Upvc window to rear aspect, central heating radiator and built in cupboard.

Bedroom Two

10'9" x 9'9" (3.28 x 2.98)

Upvc window to rear aspect, central heating radiator and built in cupboard.

Bedroom Three

10'5" x 8'6" (3.19 x 2.61)

Upvc window to rear aspect and central heating radiator.

Bathroom

5'10" x 8'9" (1.78 x 2.67)

Bath with mixer tap and shower attachment, glazed screen, WC, wash hand basin set into vanity unit, chrome towel rail, inset spotlights, fully tiled walls and Upvc window to front aspect.

Garage

9'2" x 11'1" (2.80 x 3.38)

Up and over door, floor standing boiler, apex loft storage, Upvc door to rear garden

Front Garden

Block paved driveway leading to garage. Shaped lawn

Rear Garden

Paved rear garden with raised beds.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

3a Front Street, Prudhoe, NE42 5HJ

Tel: 01661 831224 Email: info@gilmoreestates.com <https://www.gilmoreestates.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-91kWh/m ² A		
91-81kWh/m ² B		
81-69kWh/m ² C		
69-55kWh/m ² D		
55-46kWh/m ² E		
46-39kWh/m ² F		
39-31kWh/m ² G		
Below 31kWh/m ²		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91kWh/m ² A		
91-81kWh/m ² B		
81-69kWh/m ² C		
69-55kWh/m ² D		
55-46kWh/m ² E		
46-39kWh/m ² F		
39-31kWh/m ² G		
Below 31kWh/m ²		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		