



Wellington Road, Newark

 4  2  3



Asking Price £425,000



## Key Features

- Double Fronted Period Home
- Four Double Bedrooms
- Three Reception Rooms
- Contemporary Breakfast Kitchen
- Bathroom & Shower Room
- Landscaped Rear Garden
- Council Tax Band: C
- EPC Rating: E
- Tenure: Freehold







Beaming with character and charm, this stunning period home is conveniently positioned in a sought after conservation area close to Newark town centre, with it falling within walking distance of the host of amenities the town has to offer, as well as the main line Newark North Gate train station with links to London Kings Cross. Having been tastefully modernised whilst being in keeping with the style, this magnificent home showcases a spacious and versatile layout, suiting a variety of needs, and is ready made for a buyer to move straight into.

The property's accommodation comprises to the ground floor: entrance porch; welcoming L-shaped entrance hallway with what is believed to be the original Minton tile flooring, private side entrance, and stairs leading down to a useful cellar room with a separate coal chute, spacious lounge with open fire, inviting sitting room with open fire, formal dining room with feature multi-fuel burning stove, and contemporary breakfast kitchen which benefits from doors opening to the rear garden, handy pantry cupboard, and central island housing a Smeg 7-burner dual-fuel range cooker and spacious breakfast bar. The first floor enjoys a U-shaped staircase with characteristic high ceiling and large windows leading to a delightful open landing space, four DOUBLE bedrooms, modern shower room, and separate family bathroom.

Outside, this home benefits from resident permit parking to the street with the frontage enclosed by brick and wrought iron railings. The rear garden is a particular feature of this marvellous home, which has been designed for low maintenance. It is predominantly gravelled but boasts a wonderful degree of privacy with mature shrubs and trees to borders. The garden also enjoys a block paved

seating area ideally positioned to enjoy the afternoon / evening sun, and a useful external brick store. Other features of this home include gas central heating and wooden windows with elegant transoms in the front of the house.

## ACCOMMODATION - Rooms & Measurements

Porch 3'10" x 3'7" (1.2m x 1.1m)

Entrance Hall 15'3" x 3'10" (4.6m x 1.2m)  
L-shaped entrance hall, extends to 17'4" x 3'0"

Lounge 15'10" x 12'9" (4.8m x 3.9m)

Sitting Room 12'8" x 11'5" (3.9m x 3.5m)

Dining Room 13'4" x 12'11" (4.1m x 3.9m)

Kitchen 17'1" x 15'4" (5.2m x 4.7m)  
maximum measurements

Cellar Room 17'2" x 12'5" (5.2m x 3.8m)  
maximum measurements

First Floor Landing 11'0" x 9'6" (3.4m x 2.9m)  
majority measurements

Bedroom One 17'1" x 12'8" (5.2m x 3.9m)

Bedroom Two 13'4" x 12'11" (4.1m x 3.9m)  
maximum measurements

Bedroom Three 12'9" x 11'5" (3.9m x 3.5m)







**Bedroom Four** 13'6" x 10'1" (4.1m x 3.1m)

**Bathroom** 8'10" x 6'6" (2.7m x 2m)  
maximum measurements

**Shower Room** 10'1" x 4'7" (3.1m x 1.4m)

### Agent's Note - Windows

The windows in the property are wooden single glazed.

### Services

Mains gas, electricity, water and drainage are connected.

### Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



## Interactive Property Report - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



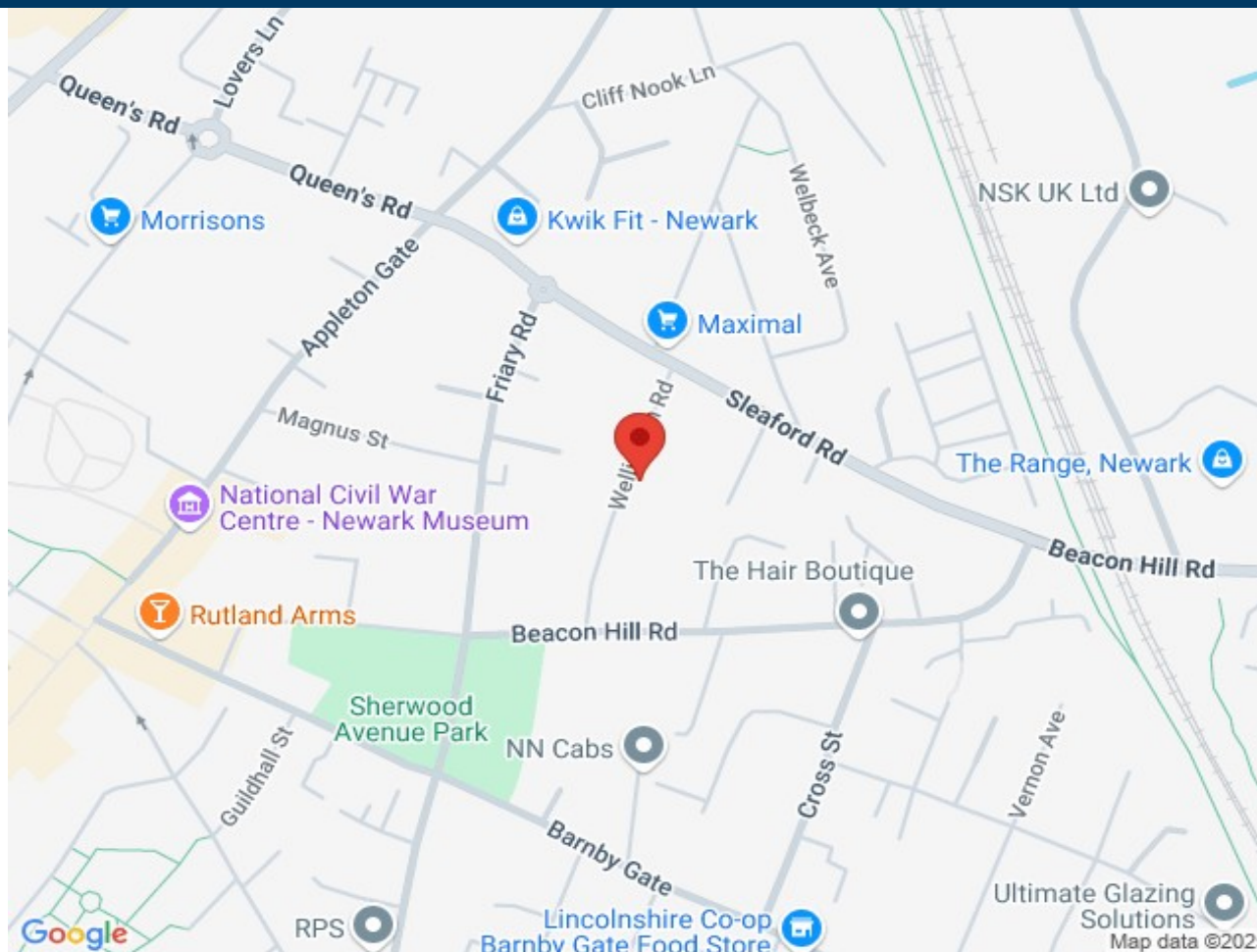






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

