



Mercia Road, Newark



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Guide Price £175,000 to £185,000



Key Features

- End Terraced Home
- Three Well-Proportioned Bedrooms
- Quality Family Bathroom Suite
- Bay Fronted Lounge
- Spacious Dining Kitchen
- Generous Enclosed Rear Garden
- Off Street Parking
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Located within a popular residential area on the outskirts of Newark town centre, this end terraced home boasts well-presented accommodation throughout and hugely benefits from a generous rear garden, large block paved driveway providing off street parking and a newly installed gas boiler in February 2026.

Representing a brilliant first time or family home, the property's accommodation comprises to the ground floor: inviting entrance hallway, spacious bay fronted lounge and a generous open plan dining kitchen that stretches across the rear of the property. The kitchen has a range of storage options, provision for a free-standing cooker and a breakfast bar. The first floor is welcomed by a bright landing space and gives access to a quality family bathroom suite and three well-proportioned bedrooms, one of which having a bay window. Outside, the property is approached with a block paved driveway that provides off street parking for numerous vehicles. Side gated access leads through to the extensive rear garden that is predominantly laid to lawn and boasts a wonderful degree of privacy. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 10'6" x 6'1" (3.2m x 1.9m)

maximum measurements

Lounge 14'9" x 12'6" (4.5m x 3.8m)

maximum measurements

Dining Kitchen 21'1" x 10'5" (6.4m x 3.2m)

maximum measurements

First Floor Landing

Bedroom One 12'1" x 11'3" (3.7m x 3.4m)

maximum measurements into bay window

Bedroom Two 14'9" x 10'11" (4.5m x 3.3m)

maximum measurements

Bedroom Three 9'7" x 7'1" (2.9m x 2.2m)

Bathroom 7'6" x 5'5" (2.3m x 1.7m)

Agent's Note

The property is non-standard construction. For further information, please contact the office.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 932 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

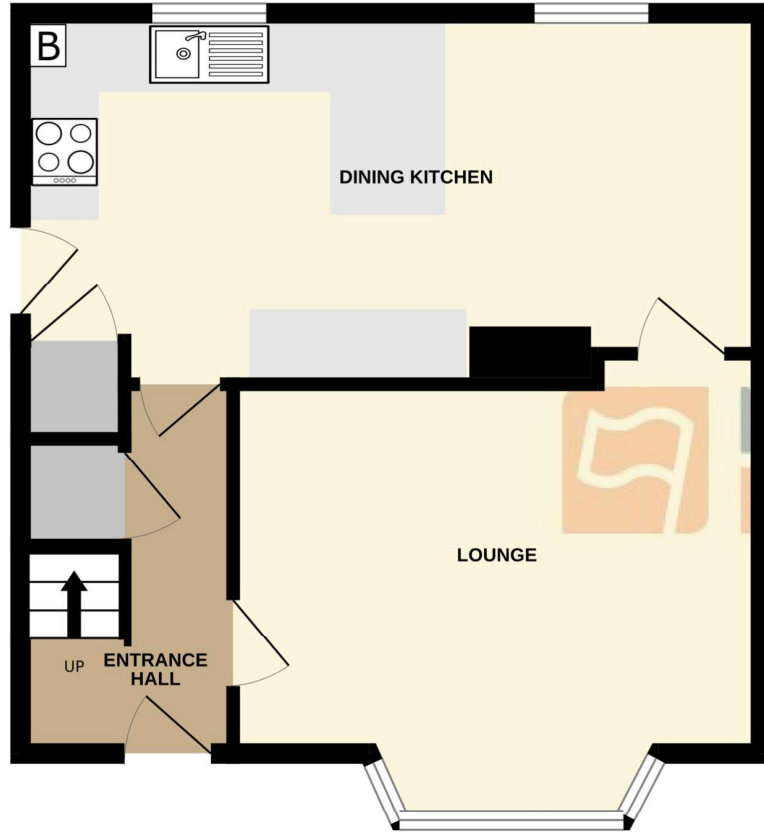
Agent's Note - Sales Particulars

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.

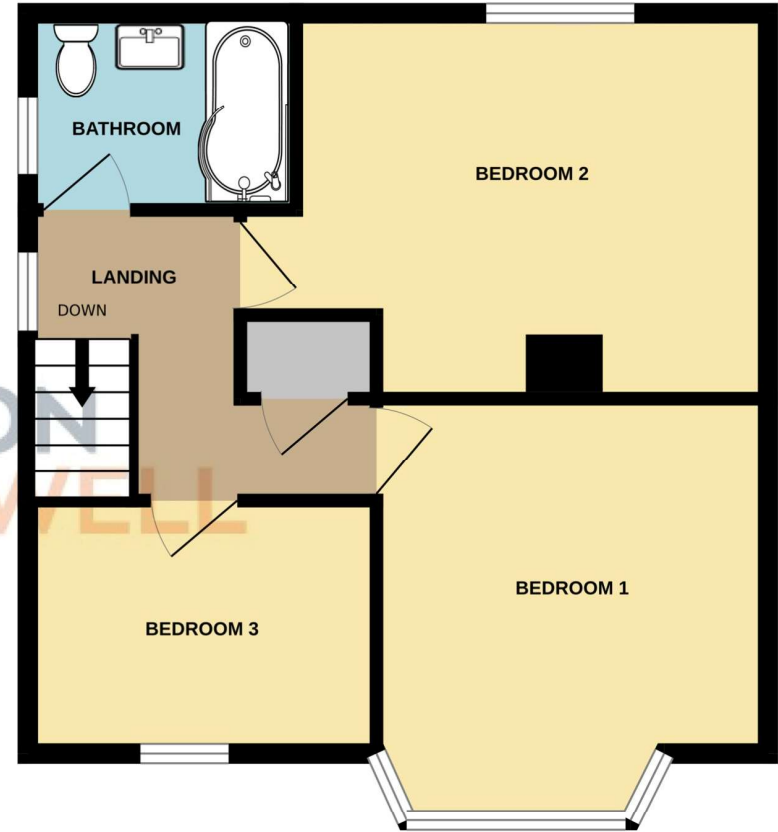
Referrals

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 choose to arrange a survey through them. For more information, please call the office.

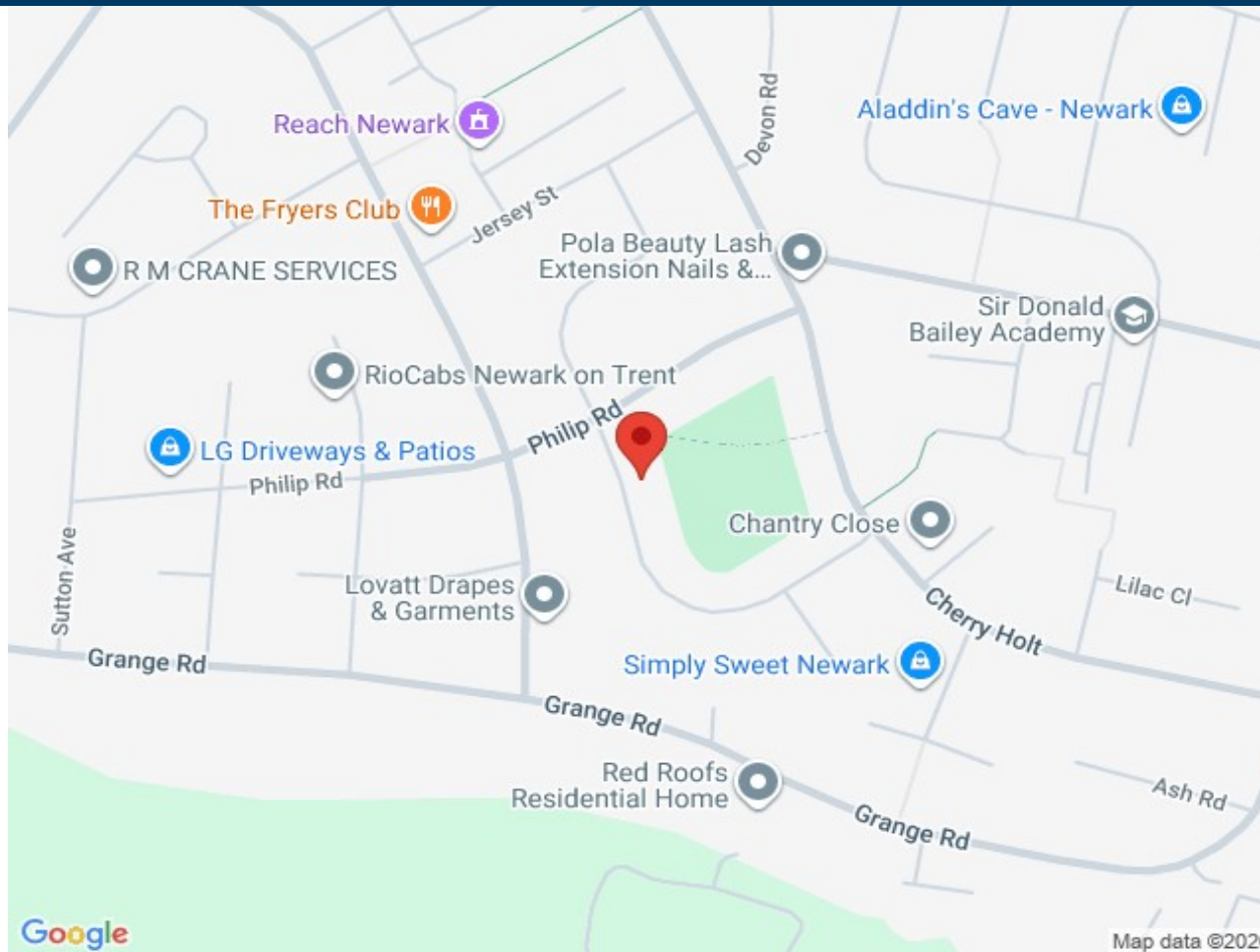
GROUND FLOOR



1ST FLOOR



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		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

