



Trinity Road, Newark



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Guide Price £170,000 to £180,000



Key Features

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- Dual Aspect Lounge/Diner
- Kitchen & G/F Home Office
- Generous Rear Garden
- Off Street Parking
- New Boiler Installed December 2025
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Benefiting from a generous rear garden and off-street parking for at least two vehicles, this well-proportioned semi-detached home boasts spacious accommodation ideally suiting a family, falls within easy access to Newark town centre as well as a range of local amenities, with a new gas central heating boiler installed in December 2025.

The property's accommodation comprises: entrance hallway, dual aspect lounge/diner with French doors to the rear garden, kitchen with provision for a free-standing cooker, ground floor home office/study, and to the first floor there are three well-proportioned bedrooms, two-piece bathroom suite and a separate WC.

Outside, the property has a driveway to the front whilst the rear garden is extensive, offers a great degree of privacy and is predominantly laid to lawn. Other features of this home include UPVC double glazing and gas central heating.

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 5'5" x 2'10" (1.7m x 0.9m)

Lounge 19'11" x 11'1" (6.1m x 3.4m)

Kitchen 12'7" x 11'4" (3.8m x 3.5m)

maximum measurements

Home Office 7'11" x 6'11" (2.4m x 2.1m)

maximum measurements

First Floor Landing

Bedroom One 11'2" x 10'11" (3.4m x 3.3m)

Bedroom Two 14'2" x 8'1" (4.3m x 2.5m)

Bedroom Three 8'9" x 8'2" (2.7m x 2.5m)

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

Separate WC 5'8" x 2'8" (1.7m x 0.8m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 889 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.

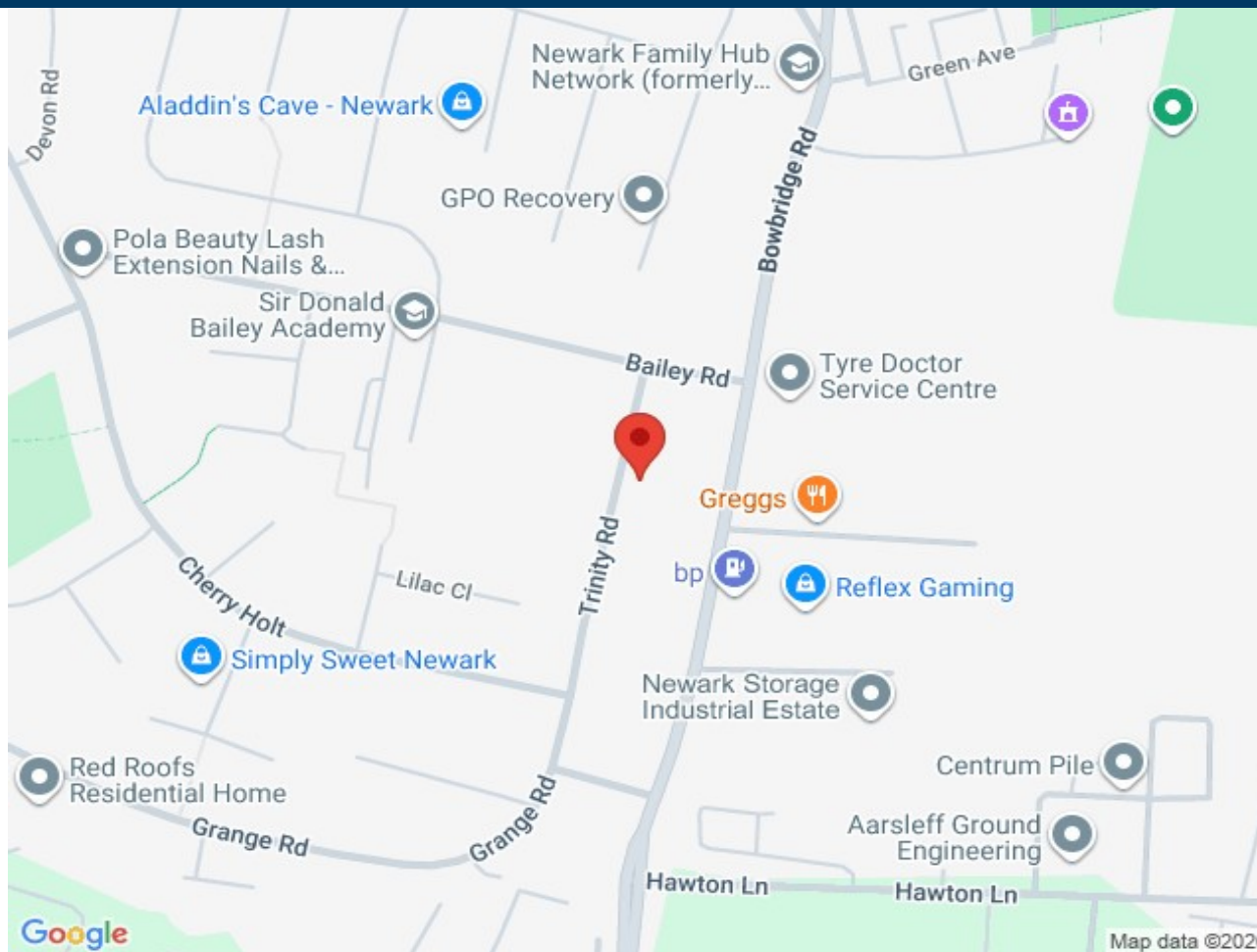
GROUND FLOOR



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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

