



9 TRINITY CRESCENT EAST MARKHAM

An extended older style semi detached house in this favoured village location and benefiting from no onward chain. There is a good sized front aspect lounge and extended kitchen dining room which leads to the conservatory. In addition, there is a utility room and wc. Boarded roof void with window (potential bedroom STP) Externally there is off road parking for 2-3 vehicles and the rear garden is nicely enclosed and offers a good degree of privacy.

£240,000

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BROWN & CO

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9 TRINITY CRESCENT, EAST MARKHAM, NG22 0SG

LOCATION

East Markham retains several amenities including a village hall, recreation ground, public house and primary school which feeds nearby Tuxford Academy. Bypassed by the A57, the village is particularly well located for accessing the areas transport links. The A57 intersects with the A1 at nearby Markham Moor making it ideal for commuting and accessing the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London's Kings Cross (approx. 1 hour 20 minutes from Newark).

ACCOMMODATION

Part glazed UPVC door to **ENTRANCE HALL** with period skirtings, stairs to first floor landing with ornate display niche, ceiling rose.

LOUNGE 15'9" x 12'4" (4.84m x 3.78m) front aspect double glazed picture window. Feature fireplace with pebble effect electric fire on raised hearth. Moulded skirtings, coving, recessed lighting and TV point.

DINING ROOM 11'3" x 9'8" (3.44m x 2.99m) wood panelled ceiling and wood panelled walls. Built in display cabinet with shelving and cupboards. Obscure window looking into the utility. Open arch to

KITCHEN 11' x 8'10" (3.36m x 2.74m) side aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine or dishwasher.. Built-in Bosch electric oven with space above for a microwave. Four ring electric hob with vent above. Space for upright fridge freezer, ample working surfaces incorporating a breakfast bar. Exposed ceiling timbers, spotlighting and double glazed sliding doors into

CONSERVATORY 11'6" x 11'3" (3.53m x 3.44m) UPVC with double glazed windows and French doors into the garden. Raised vaulted polycarbonate roof with central ceiling fan/light. Wall light points. Part UPVC clad walls.

UTILITY ROOM 10'62 x 6'3" (3.24m x 1.92m) double glazed windows to side and rear. Sliding door into the boiler cupboard with floor standing oil fired central heating boiler and ample storage. Space and plumbing for washing machine, additional range of base and wall mounted cupboards, working surfaces, wood panelled walls, tiled floor, sliding door to

DOWNSTAIRS WC side aspect obscure double glazed window. White low level wc, wall mounted hand basin, tiled floor, part wood panelled walls and recessed lighting.

FIRST FLOOR LANDING with side aspect double glazed window. Access to boarded roof void with window. Built-in airing cupboard with factory lagged hot water cylinder and fitted immersion.

BEDROOM ONE 12'4" x 9'3" (3.77m x 2.84m) front aspect double glazed window. Full length range of built-in floor to ceiling wardrobes, mirror fronted sliding doors, ample hanging and shelving space.

BEDROOM TWO 11'4" x 9'10" (3.46m x 3.04m) rear aspect double glazed window with views to the garden. Built-in double wardrobe.

BEDROOM THREE 9'52 x 8'2" (2.90m x 2.51m) front aspect double glazed window. Built-in over stairs storage cupboard. Additional built-in double wardrobe, laminate flooring, spotlight.

BATHROOM 7'8" x 5'3" (2.38m x 1.63m) rear aspect obscure double glazed window. Three piece white suite of panel enclosed bath, mixer tap, mains fed shower with handheld shower attachment. Vanity unit with inset sink, mixer tap and cupboards below. Low level wc, ceramic tiled flooring, tiled walls, recessed lighting, chrome towel rail radiator.

OUTSIDE

The front has a dropped kerb giving access to the coloured tarmac driveway with space for 2-3 vehicles. Raised stone shrub beds and borders. UPVC gate to side covered passageway with lighting and wooden gate leading into the rear garden.

The rear garden is fenced to all sides and is block paved and paved for low maintenance. External water supply, raised pebbled area with some shrubs and also houses the oil tank. Large timber summer house/workshop with power and lighting.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in June 2026.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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