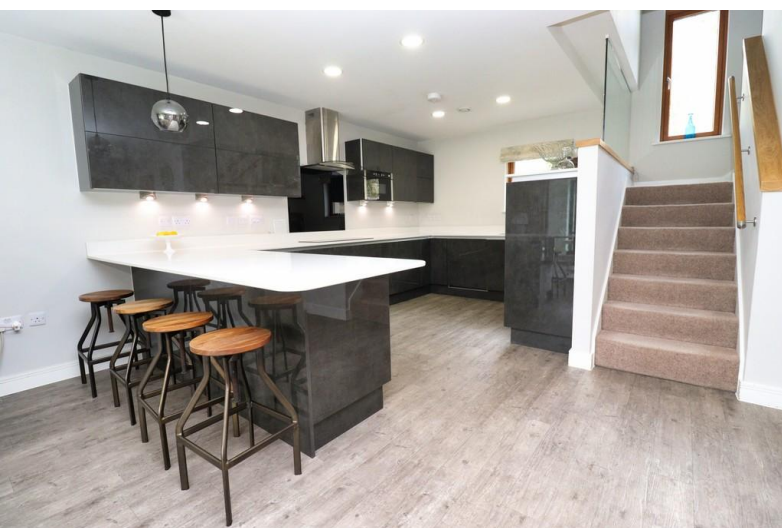




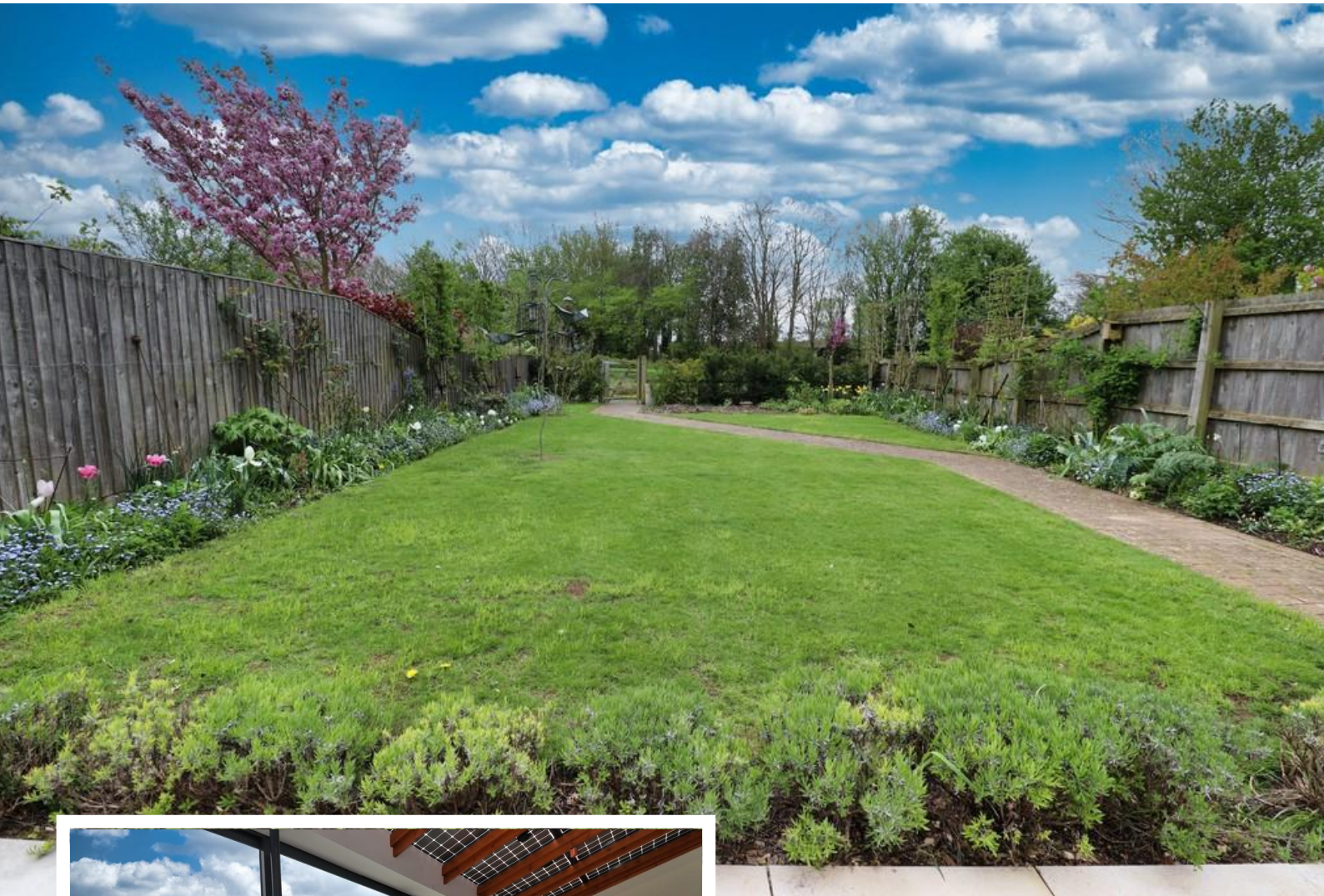
**18 Woodlands Edge, North Carlton,  
Lincoln, LN1 2ZF**

**£465,000**

Woodlands Edge is a development of exquisite Eco Homes situated on the edge of Lincolnshire Showground, and provides a unique opportunity to live in the superb setting of a 12-acre landscaped parkland estate that includes a mature 5-acre wood and three attractive ponds. This exclusive development includes access to allotments, a tennis court and an orchard creating a fantastic lifestyle community. The property is an above A-rated energy Eco home which won the 2015 Lincolnshire Energy Awards. The property further benefits from a heat recovery system, low energy appliances, lighting, PV solar panels to the roof and infrared heating panels. The accommodation comprises of Entrance Hall, Utility Room, Cloakroom, Understairs Storage Cupboard, Dining Room, Open Plan Kitchen/Living Room and Vaulted Sun Space. To the First Floor there is a Master Bedroom with En-Suite Wet Room and Dressing Room, two further Bedrooms, Family Bathroom and a Balcony Room. Outside there is a generous landscaped garden with views over the pond. There are two allocated parking spaces and a wooden timber-built shed. Each property has its own allotment, use of the communal tennis courts and walks around the secure woodlands. Viewing is essential to appreciate what is on offer.







**SERVICES**

Mains electricity and water. Electric heating.  
PV solar panels to the roof and infrared heating panels.

**EPC RATING – A**

**COUNCIL TAX BAND – E**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Leasehold.

Current Service/Maintenance Charge – approx. £144 pcm.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Located to the North of Lincoln, just off the A15 and close to Lincolnshire Showground. Facilities are available in nearby villages of Scampton, Welton and Lincoln City Centre.





## ACCOMMODATION

### ENTRANCE HALL

With door to the front aspect, door to the Utility Room, fitted storage cupboard, vinyl flooring and leading to the Open Plan Living Kitchen.

### UTILITY ROOM

6' 9" x 5' 11" (2.06m x 1.80m), with vinyl flooring, fitted with high gloss quality base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, space for a washing machine, wall-mounted units with complementary splashbacks, heat recovery filtration system and full-height storage cupboard.

### WC

5' 2" x 7' 2" (1.57m x 2.18m), with vinyl flooring, WC, wash hand basin and heat recovery filtration system.

### OPEN PLAN LIVING KITCHEN

28' 0" x 22' 10" (8.53m x 6.96m), with triple glazed doors and windows to the sun space, vinyl flooring, heat recovery filtration system, infrared panel heater to the ceiling, stairs to the First Floor Landing and doors to the Dining Room and WC.



### KITCHEN AREA

With triple glazed window to the front aspect, vinyl flooring, fitted with a range of contemporary high gloss base units and drawers with quartz work surfaces over, integral electric-combi oven and grill, four ring induction hob with extraction above, integral dishwasher and fridge freezer, wall-mounted units with complementary splashbacks, down lighters, integral microwave and heat recovery filtration system.

### DINING ROOM

12' 8" x 10' 4" (3.86m x 3.15m), with vinyl flooring, triple glazed window to the Solar/Sun Room, heat recovery filtration system and infrared panel heating to the ceiling.



### SUN ROOM

11' 2" x 28' 0" (3.4m x 8.53m), with double glazed sliding doors and windows overlooking the rear garden, ceramic tiled flooring, log burner, wall-mounted electric heater and solar panels to the roof.





#### FIRST FLOOR LANDING

With full-height triple glazed window to the front aspect and access to four bedrooms and bathroom.

#### MASTER BEDROOM

10' 9" x 11' 2" (3.28m x 3.4m), with walk through to Bedroom 4 (currently used as a Dressing Room), triple glazed window and door to the first floor covered balcony, heat recovery filtration system, infrared panel heating and door to En-Suite.



#### EN-SUITE

11' 1" x 4' 8" (3.38m x 1.42m), with ceramic tiled flooring, tiled walls, suite to comprise of WC, wash hand basin and walk-in shower and chrome towel radiator.

#### DRESSING ROOM \ BEDROOM 4

11' 0" x 7' 7" (3.35m x 2.31m) (currently being used as a dressing room), with double glazed window to the covered balcony, infrared panel heating to the ceiling and fitted wardrobes.



#### BEDROOM 2

11' 2" x 9' 2" (3.4m x 2.79m), with triple glazed window and door to the covered balcony, fitted wardrobes, heat recovery filtration system and infrared panel heating to the ceiling.

#### BEDROOM 3

10' 1" x 9' 9" (3.07m x 2.97m), with triple glazed window to the front aspect, heat recovery filtration system and infrared panel heating to the ceiling.

#### BATHROOM

7' 3" x 7' 3" (2.21m x 2.21m), with suite to comprise of bath with shower over, WC and wash hand basin, chrome towel radiators, ceramic tiled floor, part-tiled walls and heat recovery filtration system.



#### ENCLOSED GLAZED BALCONY

23' 11" x 4' 0" (7.29m x 1.22m), with cupboard housing air management system and space/plumbing for washing machine.





## OUTSIDE

There are two allocated parking spaces with electric hook-up to the front aspect. To the rear of the property there is a South-facing landscaped garden, terrace, covered log store and storage shed with power and lighting. There is a gate that leads to a communal park land area and orchard, two ponds, allotments and tennis court all within approx. 10 acres, half of which is woodland. The property has access to its own allotment. The development is accessed by a private entry keypad system.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.ni](http://mundys.ni)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CIWT and iMatter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of 1250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline or guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and as verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office: 29 Silver Street, Lincoln, LN2 3AS.

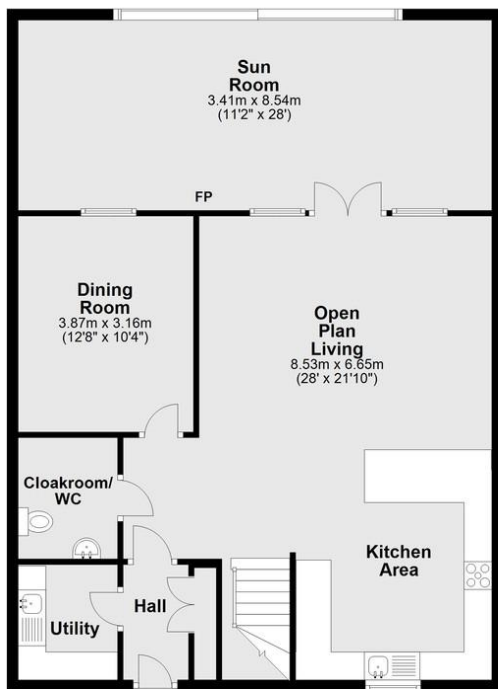






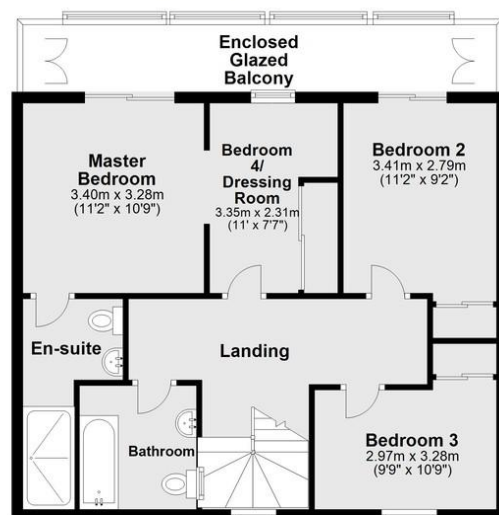
**Ground Floor**

Approx. 100.9 sq. metres (1086.3 sq. feet)



**First Floor**

Approx. 62.3 sq. metres (670.4 sq. feet)



Total area: approx. 163.2 sq. metres (1756.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.