



Manor View

Woodhall Spa

We are excited to release the next phase of new homes at Manor View in Woodhall Spa built by quality local builders Manorcrest Homes. This new phase will include 2 & 3 bedroom Bungalows and 2 & 3 Bedroom Houses. All sympathetically built in keeping with this traditional village yet with all the modern features you would expect from Manorcrest Homes. This phase offers a mix of semi-detached, terrace and detached homes, all within different price points to suit a variety of buyers.

The Manorcrest family have been working hard to continue bringing something new and exciting to Woodhall Spa.

The site is accessed and located off Mill Lane/Green Lane, onto Clinton Way then straight onto Manor View.

Woodhall Spa

Woodhall Spa enjoys a beautiful wooded setting complimented by attractive Victorian and Edwardian architecture, this desirable village is not only convenient for the Cathedral City of Lincoln some 19 miles to the North West but also the traditional market town of Horncastle only 8 miles away and is regarded as the gateway to the stunning Lincolnshire Wolds. In addition, an important note is that Grantham and Newark both approx. 32 miles away there is access to the A1 and Intercity Rail Services on the East Coast mainline.

Woodhall Spa is a former spa village and is now a popular tourist resort offering a wide range of leisure facilities including two championship golf courses, Jubilee Park, Kinema In the Woods and is the home of The National Golf Centre. The village offers a good range of local amenities including two supermarkets, Post Office, pharmacy and a good number of other national, regional and local retailers. There are a number of well-regarded hotels in the village including The Golf, Petwood and Dower House, which serve a large number of tourists visiting the village and surrounding area.

Of particular historic interest locally is Coningsby RAF base where the 'Battle of Britain Memorial flight' is based, which is about 3 miles to the south of Woodhall Spa.



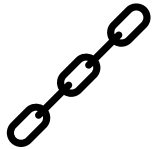
Site Plan

Plot Location



Specification

- A full fitted kitchen of wall & base units (a choice dependant on build stage)
- Oven, hob and extractor fan as standard, with selected plots benefiting from integrated appliances
- Worktop with matching upstand and splashback
- Oak and white internal doors (depending on plot type)
- Ceiling Spotlights to Kitchen, bathroom and en-suites
- Bathrooms with white sanitary-ware and chrome fittings. (Choice of tiling around the bath, shower cubicle and above sinks dependant on build stage). Bathrooms are also fitted with a heated towel rail
- External lights included to front & rear of the property, along with a outside tap
- 6ft feather edge fence to all boundaries
- Gas fired central heating system
- All homes benefit from a 10-year new homes warranty



No onward chain

As soon as you decide you want to purchase your new home you can proceed immediately, without having to wait for long and sometimes complicated chains to complete before you move



A blank canvas

New-Build homes are delivered as a blank canvas on which you can put your own individual style and design.



New appliances

All properties are built and finished to a high specification, including the latest, brand new appliances



Lower energy bills

New-Build homes are constructed with modern building materials and technologies to prioritise energy efficiency, which can help lower your monthly energy bills



Reduced maintenance

When buying an old property, it can be difficult to know what underlying issues it may have. Everything in your home is brand new, so there's no worrying about expensive and time-consuming repairs and maintenance for a long time



Modern living

Every property is thoughtfully designed in a high level of detail, with modern living in mind. This will make your day to day living easy, practical and comfortable



The Oak - Plots 23 & 24



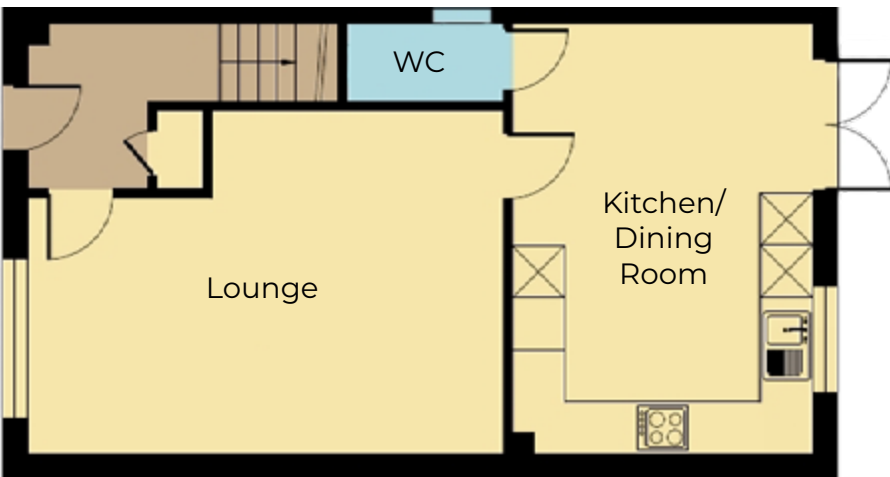
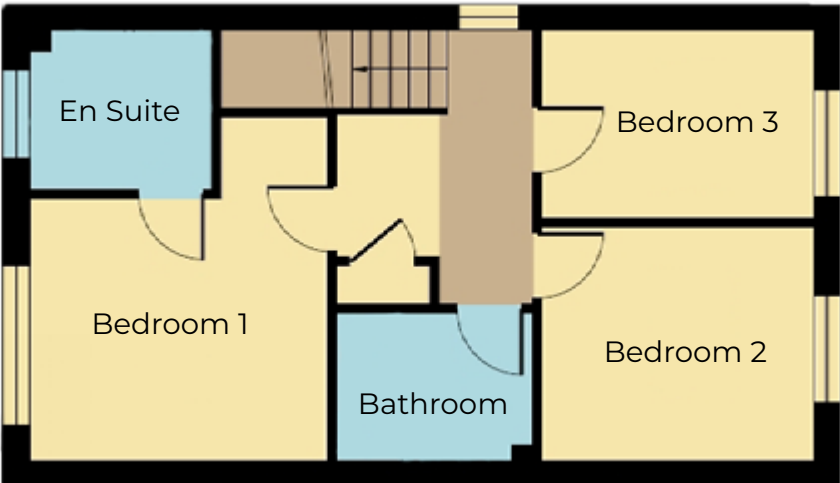
A brand new three bedroom semi-detached house with driveway and garage. The Oak is now available to view and ready to reserve. With accommodation boasting an initial entrance hallway having the stairs to the first floor, a lounge, a spacious kitchen diner offering a integrated fridge freezer, dishwasher and washing machine and patio doors leading to the rear gardens. There is also a downstairs cloakroom. The first floor offers the three bedrooms with an en suite shower room to the principle bedroom and a main family bathroom with partially tiled walls and a shower over the bath.

Ground Floor		
Lounge	16'2" x 13'0" (max)	4.93m x 3.95m (max)
Kitchen / Dining	16'8" x 10'10" (max)	5.07m x 3.30m (max)
First Floor		
Bedroom 1	10'6" x 10'5"	3.21m x 3.18m
En-suite	6'2" x 5'10"	1.89m x 1.77m
Bedroom 2	9'4" x 9'2"	2.85m x 2.80m
Bedroom 3	8'6" x 6'11"	2.60m x 2.10m
Bathroom	6'11" x 5'7"	2.10m x 1.70m

*All measurements are approximate



The Oak - Plots 82 & 85



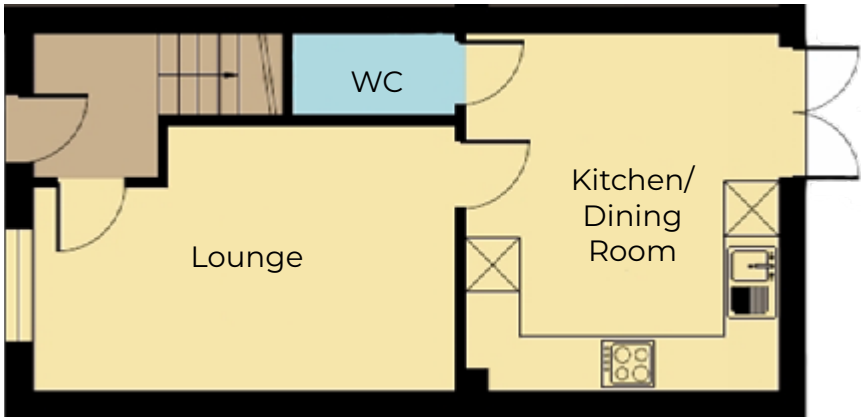
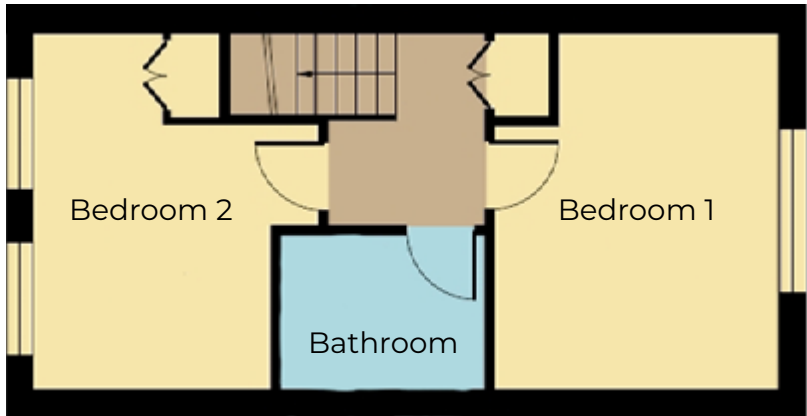
A brand new three bedroom end of terrace house with driveway & garage. The Oak is now available to reserve. The overall accommodation will briefly boast an initial entrance hallway having stairs to the first floor, a lounge, a spcious kitchen diner offering integrated appliances Fridge freezer, dishwasher and washing machine and patio doors leading to the enclosed rear gardens. There is also a downstairs cloakroom. The first floor offers the three bedrooms with an ensuite shower room to the principle bedroom and a main family bathroom.

Ground Floor		
Lounge	17'11" x 12'7"	5.46m x 3.84m
Kitchen / Dining	16'3" x 11'4"	4.95m x 3.45m
First Floor		
Bedroom 1	11'2" x 9'11"	3.41m x 3.02m
En-suite	6'11" x 5'11"	2.10m x 1.81m
Bedroom 2	10'3" x 8'10"	3.13m x 2.69m
Bedroom 3	10'3" x 7'1"	3.13m x 2.15m
Bathroom	7'2" x 5'7"	2.25m x 1.70m

*All measurements are approximate



The Richmond - Plots 83 & 84



A brand new two bedroom mid terrace house with driveway to the front. The Richmond is now available to reserve. The overall accommodation briefly comprises Entrance hallway, Lounge, Kitchen diner with patio doors to the rear gardens, downstairs cloakroom. The first floor offers the two bedrooms and a main bathroom with shower over the bath.

Ground Floor		
Lounge	15' x 9'2"	4.56m x 2.80m
Kitchen / Dining	12'10" x 11'4"	9.92m x 3.45m
First Floor		
Bedroom 1	12'10" x 10'3"	9.92m x 3.13m
Bedroom 2	9'2" x 8'3"	2.80m x 2.51m
Bathroom	7'5" x 5'7"	2.25m x 1.70m

*All measurements are approximate



The Hazel - Plots 86 & 87



A brand new two bedroom semi detached house with driveway & garage. The Hazel is now available to reserve at Manor View. The overall accommodation briefly boasts entrance hallway, lounge, downstairs cloakroom and a kitchen diner to the rear of the house with patio doors leading to the enclosed rear gardens. The first floor offers the two double bedrooms and main bathroom with a shower over the bath.

Ground Floor		
Lounge	15'5" x 10'8" (max)	4.70m x 3.24m (max)
Kitchen / Dining	14'4" x 10'10"	4.36m x 3.31m
First Floor		
Bedroom 1	14'4" x 10'1" (max)	4.36m x 3.08m (max)
Bedroom 2	10'8" x 8'10"	2.10m x 1.70m
Bathroom	6'11" x 5.7"	2.10m x 1.70m

*All measurements are approximate



The Maple - Plot 74



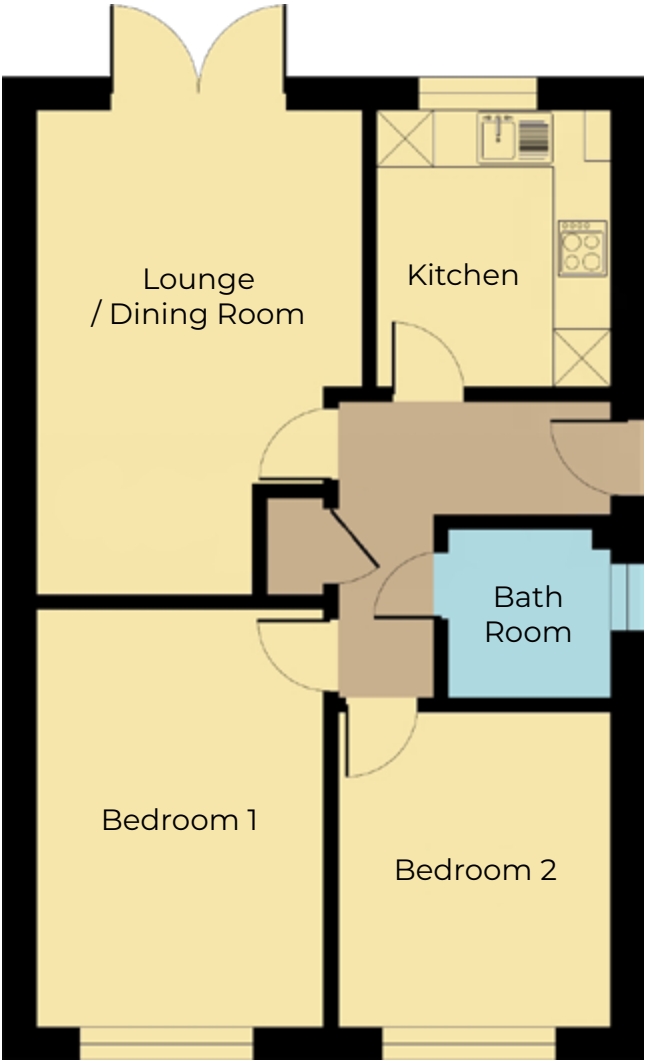
A brand new two bedroom detached bungalow at Manor View, Woodhall Spa. This stylish, energy efficient modern bungalow offers an overall generous size plot and is one of a handful of bungalows available within this development. Features include; two bedrooms, a main bathroom suite, a spacious, full of natural light across the rear of the bungalow, kitchen dining living space, and integral garage.

Ground Floor		
Kitchen/Lounge/Dining	26'8" x 23'10" (max)	8.12m x 7.27m (max)
Bedroom 1	11'6" x 10'3" (max)	3.51m x 3.13m (max)
Bedroom 2	10'11" x 9'8"	3.32m x 2.95m
Bathroom	10'1" x 5'7"	3.08m x 1.70m
Garage	19'8" x 9'8"	6.00m x 2.95m

*All measurements are approximate



The Willow - Plot 77



A brand new two bedroom semi detached bungalow with a driveway & garage.

The Willow presents a rare opportunity and offers accommodation to include an entrance hallway, two bedrooms, a main bathroom, a lounge diner with doors leading to the rear gardens and a kitchen complete with washing machine and fridge-freezer.

Ground Floor		
Lounge / Dining	16'8" x 11'2" (max)	5.08m x 3.41m (max)
Kitchen	9'6" x 8'0"	2.90m x 2.45m
Bedroom 1	14'4" x 9'11"	4.38m x 3.01
Bedroom 2	10'10" x 9'4"	3.30m x 2.85m
Bathroom	5'10" x 5'7"	1.77m x 1.70m

*All measurements are approximate

Example Houses Interior



Example Bungalows Interior





Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings.

Please refer to the site map for plot numbers for the house type. The dimensions are taken from the architect's plans and should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract.

There is a site management company, and charge per year. Talk to us about costs.

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