

9 Woodlands Edge

North Carlton, LN1 2ZF



*An impressive
energy efficient
family home set in
approx. 10 acres of
private woodland*



Occupying an attractive position within the highly regarded Woodlands Edge community, this individual home combines flexible accommodation, impressive energy efficiency and a unique connection to the surrounding landscape.

Forming part of an established development of just 29 homes set within approximately 12 acres of private parkland, the property enjoys views across the communal grounds and pond whilst benefiting from access to woodland walks, allotments, a community orchard and tennis court. Designed and built by Gusto Homes, the property incorporates a range of sustainable features including solar PV panels, heat recovery ventilation, infrared heating, low-energy lighting and appliances, contributing towards efficient and comfortable modern living.

At the heart of the home is an impressive open-plan Kitchen, Living and Dining Space designed for modern day living. This bright and sociable area flows seamlessly into a vaulted Garden Room and onwards to the rear garden, creating a strong connection between the internal accommodation and the surrounding outdoor spaces. The ground floor further comprises an Entrance Hall, Utility Room, Cloakroom and useful Under Stairs Storage. The Dining Room offers additional flexibility and could be utilised as a fourth Bedroom, home office or separate reception room. To the first floor, the Principal Bedroom benefits from an En-Suite Shower Room, whilst two further Bedrooms are served by a well-appointed Family Bathroom. A particular feature of the property is the first-floor Sun Terrace, providing an elevated position from which to enjoy views across the gardens, pond and wider communal grounds. Outside, the rear garden enjoys an attractive outlook and blends naturally into the surrounding landscape, helping to create a setting that feels far more expansive than the plot itself. The property also benefits from two allocated parking spaces and a garden shed.





WELCOME TO WOODLANDS EDGE

A Private Estate Shared By Just 29 Households

Woodlands Edge is an established residential community of just 29 homes set within approximately 12 acres of private parkland on the northern edge of Lincoln.

Situated adjacent to Lincolnshire Showground, residents enjoy access to a unique collection of shared outdoor spaces including a mature 5-acre woodland, three ponds, allotments, a community orchard and a tennis court. Together, these features create an environment that is rarely found within a modern residential development.

Developed by Gusto Homes, Woodlands Edge combines energy-efficient homes with extensive green space, providing an opportunity to enjoy the benefits of modern living whilst remaining connected to nature and the outdoors.

Located approximately five miles from Lincoln city centre, the development offers convenient access to the city's amenities whilst providing a setting that feels far removed from the pace of everyday life.



LIFE BEYOND YOUR FRONT DOOR

What sets Woodlands Edge apart is not simply the homes, but the environment that surrounds them.

Residents have access to approximately 12 acres of private grounds including a mature woodland, ponds, allotments, a community orchard and a tennis court. These spaces create opportunities to spend time outdoors, enjoy recreational activities and appreciate the changing seasons without leaving the development.

For families, the grounds provide space for children to enjoy the outdoors and develop an appreciation for the natural environment. For those working from home, the woodland walks and open spaces offer an opportunity to step away from the desk and enjoy a different pace of life. For others, it is simply the enjoyment of living somewhere with space, greenery and a strong connection to the outdoors.

The result is a lifestyle that extends well beyond the boundaries of each individual property.



HEALTH AND WELLBEING

Live In Nature Without Giving Up Modern Comforts

At Woodlands Edge, access to nature forms part of everyday life.

The extensive grounds, woodland, ponds and recreational facilities provide opportunities to spend more time outdoors and enjoy the benefits of a lifestyle connected to the natural environment. Whether enjoying a walk through the woodland, spending time in the orchard, tending an allotment or simply relaxing outdoors, residents can make the most of these spaces throughout the year.

Many buyers today are looking for a better balance between work, family life and wellbeing. Woodlands Edge offers an environment where outdoor living is easily accessible, whilst modern, energy-efficient homes ensure comfort and convenience remain firmly at the heart of everyday life.

ENERGY EFFICIENT LIVING

Energy efficiency was a key consideration in the design of the homes at Woodlands Edge.

Developed by Gusto Homes, the properties incorporate a range of technologies designed to reduce energy consumption and support comfortable year-round living. All homes benefit from A-rated Energy Performance Certificates and feature photovoltaic solar panels, highly insulated construction, triple-glazed windows and mechanical ventilation with heat recovery systems.

Additional features include rainwater harvesting systems, infrastructure for electric vehicle charging and innovative wastewater treatment systems that contribute to the overall environmental performance of the development. These features help create homes that are designed to be efficient to run, comfortable to live in and well suited to modern lifestyles.

WHY PEOPLE CHOOSE WOODLANDS EDGE

Woodlands Edge offers a combination of features rarely found within a single residential community.

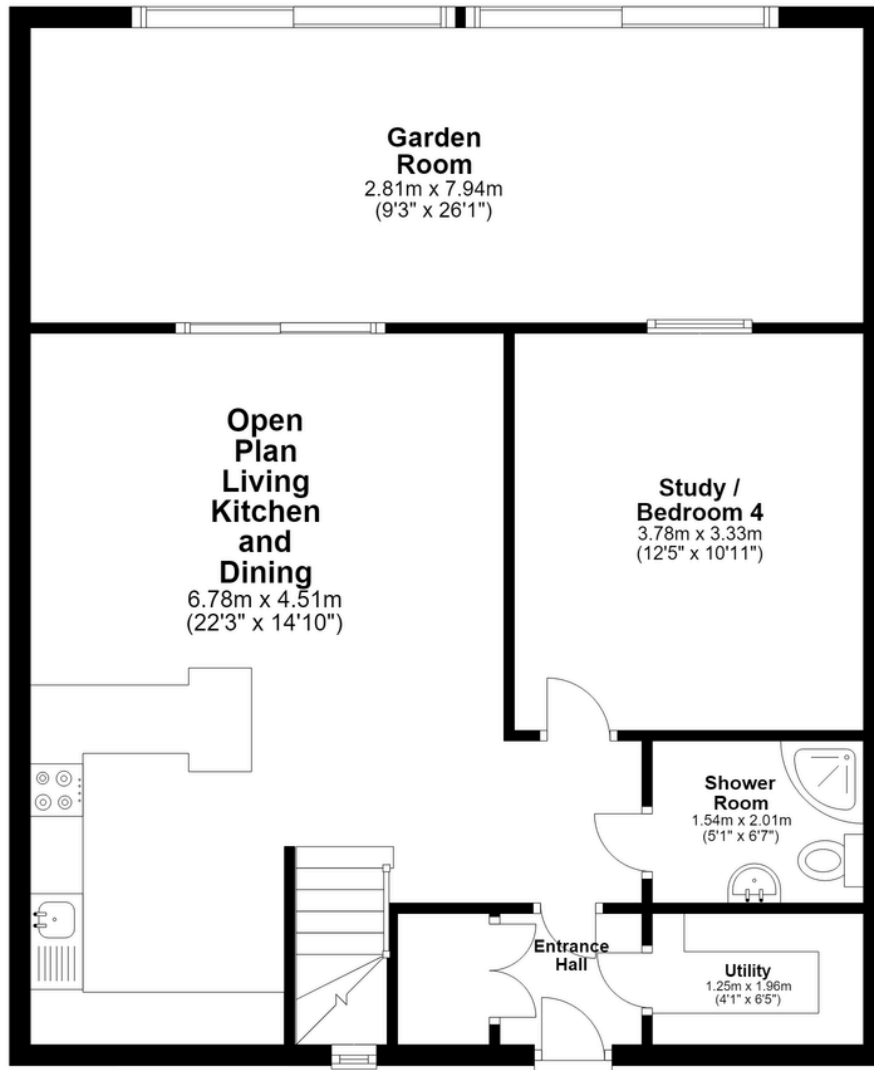
- Just 29 homes
- Approximately 12 acres of private parkland
- Mature 5-acre woodland
- Three attractive ponds
- Community orchard
- Allotments available for residents
- Tennis court
- Established and fully occupied community
- A-rated energy-efficient homes
- Approximately five miles from Lincoln city centre
- Easy access to the A15 and A46
- A unique blend of privacy, outdoor space and community living

For many residents, it is the opportunity to enjoy more space, greater access to nature and a strong sense of place whilst remaining conveniently connected to Lincoln and the surrounding area.



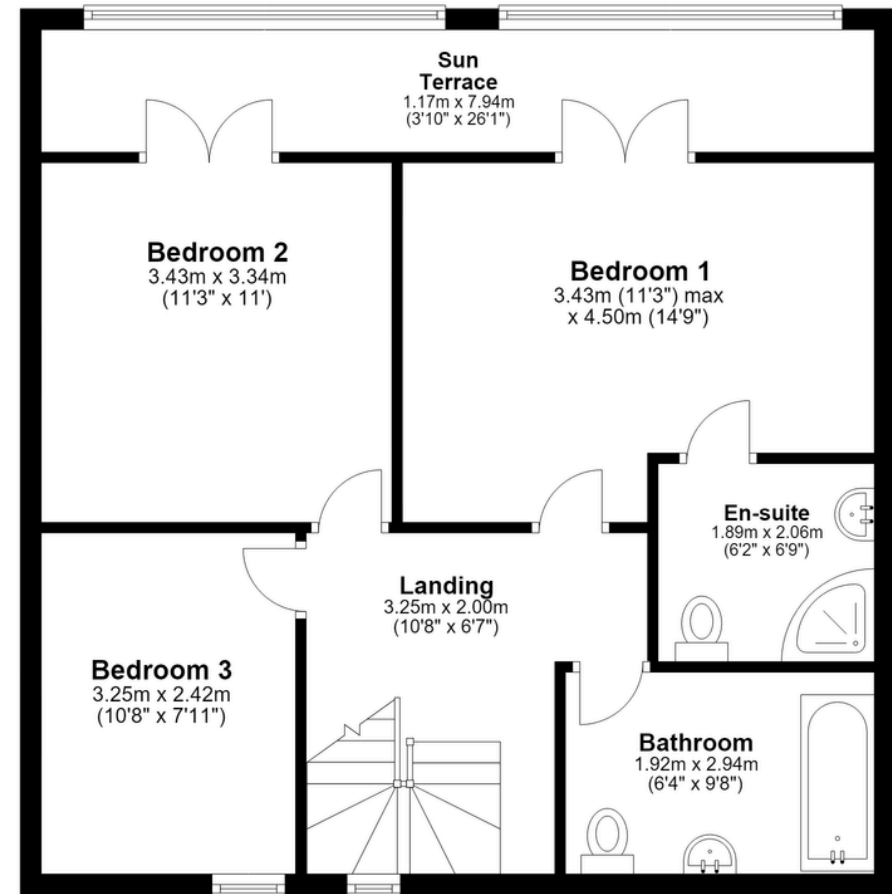
Ground Floor

Approx. 76.8 sq. metres (827.1 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



Total area: approx. 140.7 sq. metres (1514.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents

Plan produced using PlanUp.









KEY FACTS FOR BUYERS

SERVICES

All mains services available. Infrared heating.

SERVICE CHARGE

£1553.04 per annum. For upkeep and maintenance of communal grounds, woodlands, and facilities.

EPC RATING – A+

COUNCIL TAX BAND – D.

LOCAL AUTHORITY – West Lindsey District Council.

TENURE – Freehold.

We have been advised by the current owner that they are in the process of transitioning the title from leasehold to freehold and will be completed by Adie Pepperdine Solicitors.

BROADBAND – Check the broadband available for this property – [Broadband Checker](#)

MOBILE COVERAGE – Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS – By prior appointment through Mundys.

Book a viewing



LINCOLN

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

MARKET RASEN

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

WWW.MUNDYS.NET

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.net

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

<https://www.mundys.net/referrals/>

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 to 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1.The details are a general outline for 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 as not verified.

a

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 1AS.

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.