



7 THE FAIRWAYS

LINCOLN, LNI 2BJ

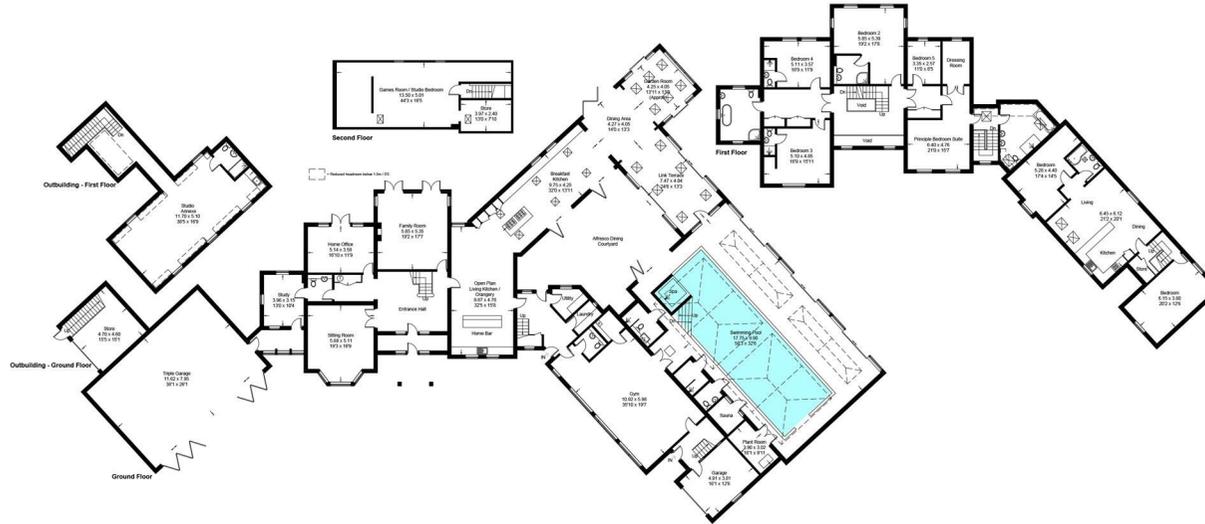
£1,995,000
FREEHOLD

Woodside Grange is a truly outstanding contemporary country residence of remarkable scale and architectural presence. Extending to over 12,990 sq ft (1,206 m²), this exceptional home offers an impressive blend of luxurious family living, leisure facilities and flexible annex accommodation, all set within landscaped grounds of approximately 1.03 acres. Positioned within an exclusive secure gated enclave of just twelve prestigious homes, the property enjoys a superb setting adjoining the fairways of the challenging championship standard Lincoln Golf Club course.

BELL

Woodside Grange

Approximate Gross Internal Area
 Ground Floor = 764.7 sq m / 8231 sq ft
 First Floor = 373.5 sq m / 4020 sq ft
 Second Floor = 68.7 sq m / 739 sq ft
 Total = 1206.9 sq m / 12990 sq ft
 (Including Garage & Excluding Voids & Alfresco Dining Courtyard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: C Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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