

A-rated eco 4-bed detached home in the exclusive Woodlands Edge community within approximately 12 acres of private parkland.

28 Woodlands Edge

North Carlton, LN1 2ZF

Total Floor Area - 176.30 sq m

Occupying a generous plot within the highly regarded Woodlands Edge community, this detached family home combines spacious contemporary accommodation with impressive energy efficiency.

Designed and built by Gusto Homes, the house benefits from an A-rated Energy Performance Certificate (EPC), solar PV panels, triple glazing and a range of sustainable features intended to support comfortable and efficient modern living.

At the heart of the home is an impressive open-plan kitchen, living and dining space with integrated appliances, pantry and bi-fold doors opening onto the rear garden, creating a superb space for both everyday family life and entertaining. The ground floor also includes a reception hall, study, utility room and cloakroom/WC.

To the first floor, the principal bedroom benefits from a dressing room, en-suite shower room and private balcony overlooking the surrounding area. Bedroom two also benefits from an en-suite, whilst two further bedrooms and a family bathroom complete the home.

Outside, the property enjoys a generous private south-facing rear garden together with a garage and driveway parking.





Welcome to Woodlands Edge

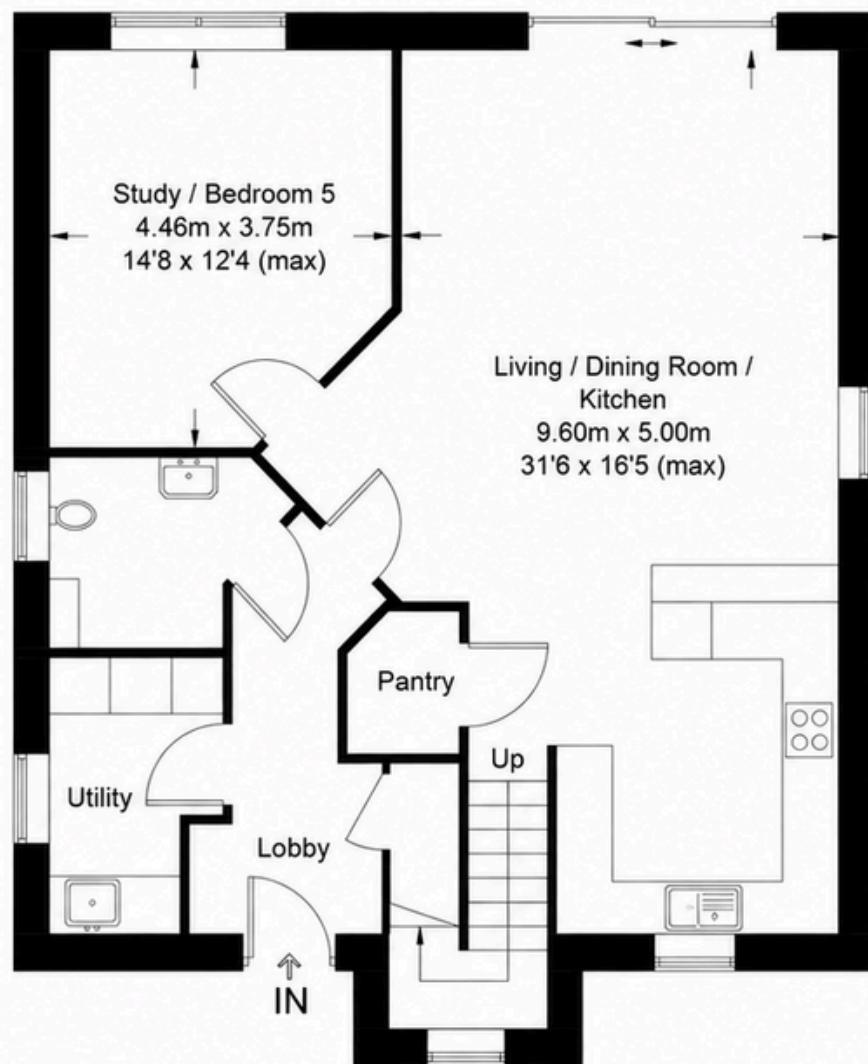
Woodlands Edge is an established residential community of just 29 homes set within approximately 12 acres of private parkland on the northern edge of Lincoln.

Situated next to the Lincolnshire Showground, residents enjoy access to 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.

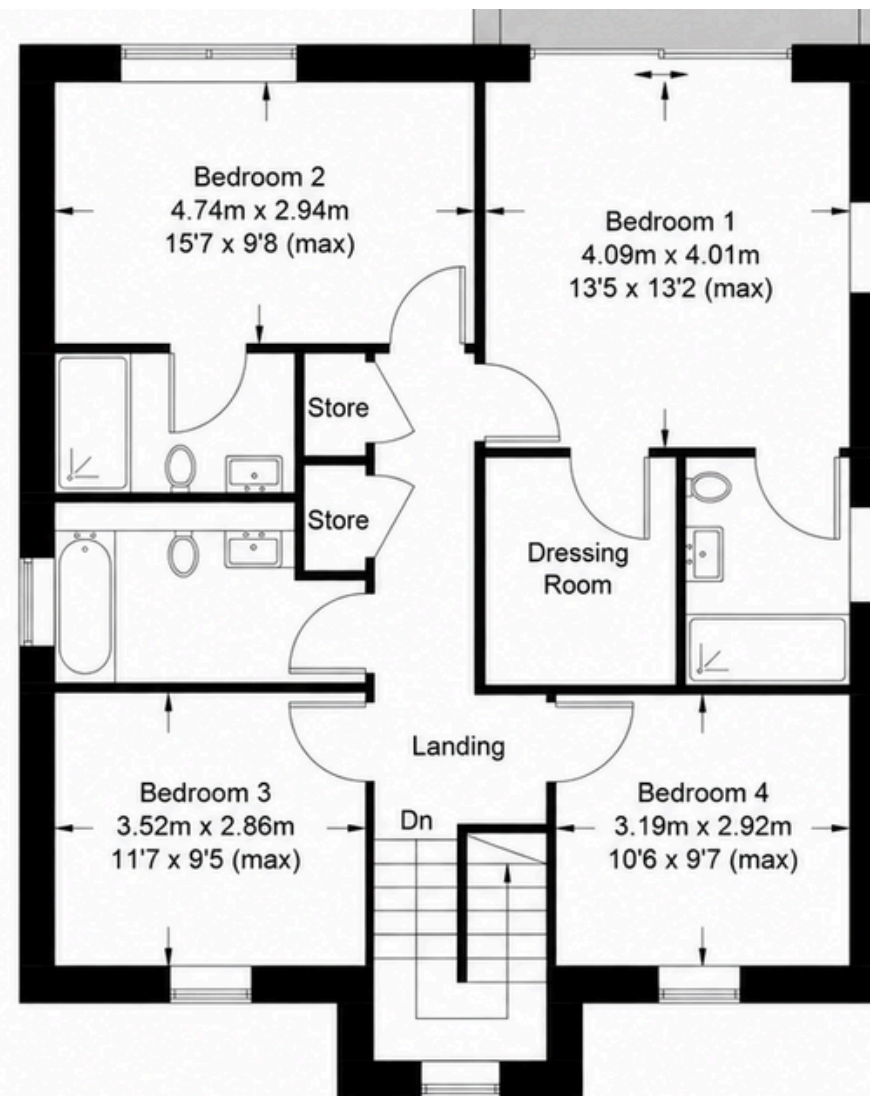
Developed by Gusto Homes, Woodlands Edge combines energy-efficient homes with extensive green space, providing an opportunity to enjoy the benefits of modern living whilst remaining connected to nature and the outdoors.

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.





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 88.3 sq m / 950 sq ft
 First Floor = 88.0 sq m / 947 sq ft
 Total = 176.3 sq m / 1897 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings

Accommodation

Entrance Hall

The home opens into the hallway, with a storage room to the right of the main entrance.

Open Plan Living/Dining Room/Kitchen - 9.60m x 5.00m

Beautiful kitchen complete with a breakfast bar, NEFF induction hob, NEFF slide and hide oven and integrated microwave, fridge, freezer, dishwasher and plenty of storage. There is also a walk-in pantry to store all your dried goods.

The open plan living/dining area includes a log burner and opens with bi-fold doors to the south-facing garden.

Study/Bedroom 5 - 4.46m x 3.75m

This room looks over the garden and can be used as a study, separate living space or even a ground-floor bedroom.

WC

Complete with a hand wash basin and WC.

Utility Room

A range of units with worktop space, a sink and space for a washing machine.

Bedroom 1 - 4.09m x 4.01m

The principal bedroom features a dressing room with plenty of storage, an en-suite and a private balcony overlooking the garden - the perfect spot for your morning coffee.

En-Suite 1

The en-suite is a 3-piece suite including a shower, sink unit and WC. The en-suite also includes a mirror with LED lights and additional storage.

Bedroom 2 - 4.74m x 2.94m

Complete with built-in, mirrored wardrobes, this bedroom benefits from an en-suite and views over the garden.

En-Suite 2

The en-suite is a 3-piece suite including a shower, sink unit and WC. The en-suite also includes a mirror with LED lights and additional storage.

Bathroom

The main family bathroom is a 3-piece suite including a bath with an integrated shower, sink unit and WC. Above the sink is a mirror with LED lights and additional storage.

Bedroom 3 - 3.52m x 2.86m

Including a feature floor-to-ceiling window.

Bedroom 4 - 3.19m x 2.92m

Including a feature floor-to-ceiling window.

Garage

A single garage for extra storage space.

Parking

There is room for multiple cars on the driveway, with additional off-road parking for visitors on site.

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 (EPCs) 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.

"Woodlands Edge is a one-of-a-kind development showcasing the latest eco technology at the time. The site, now fully occupied, has a great community who are passionate about the development and are willing to help one another. Each resident has access to a communal store offering various gardening equipment to reduce the need for households to purchase individual items. One of the aims of the site was to reduce individuals' carbon footprints and deliver a showcase development." Steff Wright - Founder, Gusto Homes

Why People Choose Woodlands Edge

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

- Only 29 homes
- Approximately 12 acres of private parkland
- Mature 5-acre woodland
- Three ponds that are home to ducklings each Spring
- 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.









"I was one of the first residents to move into the Woodlands Edge development and have watched it come to life as more residents have moved in and interacted with the management of the site. It is a different way of living. Making sure we do our part for the planet by moving into an eco-home and altering our lifestyle to reduce our carbon footprint." Woodlands Edge Resident



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Infrared heating.

Service Charge

Approx. £155pcm. For upkeep and maintenance of communal grounds, woodlands, and facilities.

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

EPC RATING – A

COUNCIL TAX BAND – E.

LOCAL AUTHORITY – West Lindsey District Council.

TENURE – Freehold.

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

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

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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.

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