



## 12 Woodlands Edge, North Carlton, Lincoln, LN1 2ZF

Asking Price £460,000

- Eco A Rated Home
- Open plan living area
- South Facing Rear Garden
- En-suite Shower Room and Family Bathroom
- EPC Rating A
- Four/Five Bedrooms
- Separate Sun Lounge with Woodburning Stove
- Downstairs Shower Room
- Set in 12 Acres of grounds, with Tennis Court and Allotment
- Council Tax Band E



# 12 Woodlands Edge, Lincoln LN1 2ZF

A unique award winning A Rated Eco home set within 12 acres of landscaped parkland situated approximately 5 miles to the North of the Cathedral city of Lincoln. Woodlands Edge is a private gated development of A Rated energy efficient homes built by Gusto Homes and winner of 2015 Lincolnshire Energy Awards.

The exceptional design and style of this property focuses on low energy costs and environmental impact with PV solar power, infrared heating panels, full heat recovery system and superior insulation to create a home which is not only A Rated energy efficient but also an exceptionally light and spacious home set within a beautiful woodland setting.

The spacious open plan living area opens out to an amazing garden room with wood burning stove and sliding doors which open up to a private landscaped south facing garden with outstanding views. With a fully fitted kitchen with large breakfast bar, utility room, and ground floor shower room which is next to the Study/ground floor fifth bedroom. The first floor accommodation has a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property also has a fabulous balcony room off the master bedroom and bedroom 2 with exceptional woodland views and fully opening sliding windows.

The 12 acres of communal grounds are beautifully maintained with woodland walks, an allotment area, tennis court and a large electric gated visitor parking area. Outside you will find an attached garage with a workshop area and electric roller door, and to the front of the property is parking for a further two vehicles with a private EV charging point. Woodlands Edge is a lifestyle choice which allows for sustainable living, excellent security, comfort and an opportunity to live within a woodland community without the concerns of maintenance. Viewings are highly recommended to appreciate this special development.



Council Tax Band: E



### Entrance Hall

7'3" x 5'1"

Enter through front door with fitted LVT flooring, ceiling light fitting and door to large under stairs storage cupboard and doors leading to the Utility Room and into main open plan kitchen/living area.

### Utility Room

7'3" x 5'9"

With fitted high gloss units with works surface over, stainless steel sink with drainer and mixer tap over, splash backs, space for washing machine and tumble dryer, LVT fitted flooring, ceiling light fitting and heat recovery system with full height storage cupboard.

### Shower Room/WC

7'1" x 5'9"

With LVT fitted flooring, WC, wash hand basin and shower cubical with mains shower and tiling to the walls, ceiling light fitting and heat recovery filtration system and full height storage cupboard.

### Open plan Kitchen/Living Area

27'11" x 22'10"

A large open plan living space with large triple glazed windows and French doors leading to the Sun Room providing plenty of natural light. With LVT fitted flooring, heat recovery filtration system and ceiling mounted infrared panel heater. Stairs to the first floor and doors leading to the Shower Room and Study/Bedroom 5.

### Kitchen Area

Situated to the front of the property with a triple glazed window to the front aspect. With a range of high gloss fitted wall and floor units with Quartz worksurface over and a large Breakfast Bar leading to the Living area. With integral dishwasher and electric combi oven and grill, microwave and four ring induction hob with extractor hood above. With space for Fridge/Freezer and ceiling light fittings and heat recovery filtration system.

### Bedroom 5/Study

12'6" x 11'1"

A versatile room that is currently used as a Study by the current owners, could also be used as a Ground Floor Bedroom or separate Dining Room. With LVT fitted flooring, triple glazed window to the Sun Lounge, ceiling light fitting, heat recovery filtration system and ceiling mounted infrared panel.

### Sun Lounge

29'0" x 9'3"

An impressive room with full height triple glazed

windows and sliding doors leading to the rear garden.

Having vaulted high ceiling with fitted retractable Venetian blinds and solar panels, ceramic tiled flooring, wall mounted electric heater and freestanding central log burner.

### Landing

With carpet flooring, triple glazed full height window to the front, ceiling light fittings and access to all first floor bedrooms and bathroom.

### Bedroom 1

11'0" x 10'8"

Situated to the rear of the property with carpet flooring, ceiling light fitting and triple glazed door and window to the enclosed balcony to the rear overlooking the rear garden. With access to the en-suite shower room and double fitted wardrobe with sliding doors. Heat recovery filtration system and ceiling infrared panel heater.

### En-suite Shower Room

11'1" x 5'6"

With ceramic tiled flooring and walls, walk in shower area with shower screen and rainfall shower above, WC and wash hand basin. Heated towel radiator and ceiling light fittings.

### Bedroom 2

10'2" x 9'8"

Situated to the rear of the property with carpet flooring, ceiling light fitting and triple glazed door and window to the enclosed balcony to the rear overlooking the rear garden. Fitted double wardrobe with sliding doors, ceiling light fittings and heat recovery filtration system and ceiling infrared panel heater.

### Bedroom 3

9'8" x 7'8"

With triple glazed windows to the front of the property, carpet flooring, ceiling light fittings and space for wardrobe. Heat recovery filtration system and ceiling infrared heating panel.

### Bedroom 4

11'0" x 7'8"

With triple glazed window to the rear of the property, carpet flooring and ceiling light fittings and ceiling infrared heating panel.

### Bathroom

7'3" x 7'1"

With ceramic tiled flooring and partly tiled walls, bath with shower over, WC and wash hand basin, ceiling light



fitting, heated towel radiator and heat recovery filtration system.

### Covered Enclosed Balcony

28'9" x 4'0"

With triple glazed sliding windows to the rear of the property offering outstanding views over the gardens and allotment area. With tiled flooring, ceiling light fittings and cupboards housing the air management system for the property.

### Gardens

To the rear of the property is a landscaped South facing garden which has a large paved area to the rear of the property and the remainder laid to lawn with flower beds to the borders with a variety of mature shrubs and plants. With a storage area and four covered log stores and a pedestrian gate leading to the communal landscaped gardens and woodlands to the rear of the property. With a pathway leading to the side of the property with a gate leading to the front and pedestrian door into the Garage.

The communal gardens comprise of 12 acres of landscaped gardens with woodland areas with woodland walks and an area of allotments for the whole development (one allotment is included with the sale of this property). With a hard tennis court available for residents use and a large gated parking area for any visitors or additional parking if required.

### Garage

26'1" x 9'11"

An attached single garage with electric roller door and pedestrian door to the rear garden. With two double glazed windows to the side and rear and a work area with work bench if required.

### Parking

To the front of the property are two off road parking spaces with a private EV charging point.

### Services

Sewage - communal septic tank which incorporates a reed bed and filtration system

Solar Panels

Private EV Charging Point

Infrared Heating Panels

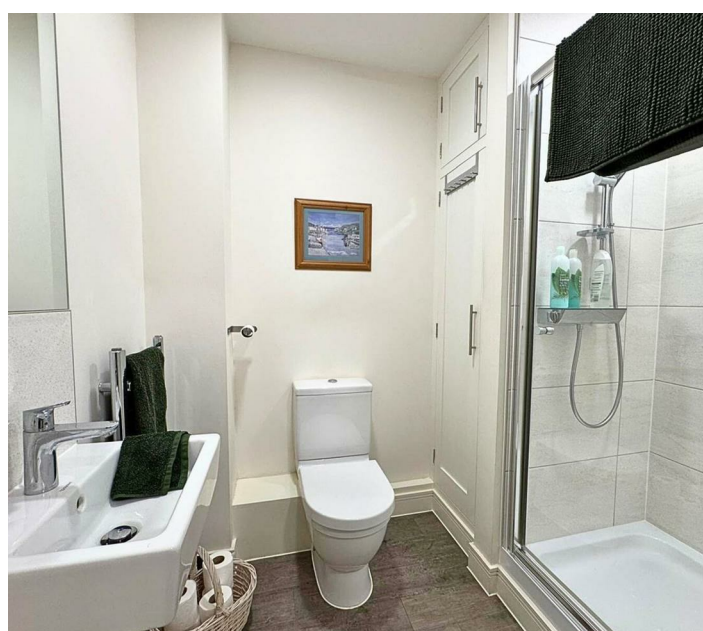
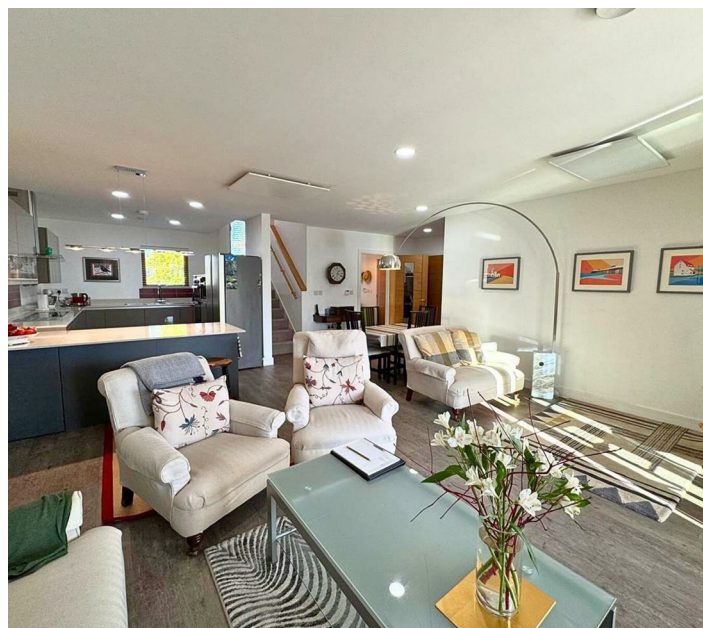
Full Heat Recovery System

Current Service/Maintenance Charge - £161.35 PCM

Tenure - Freehold

EPC - A

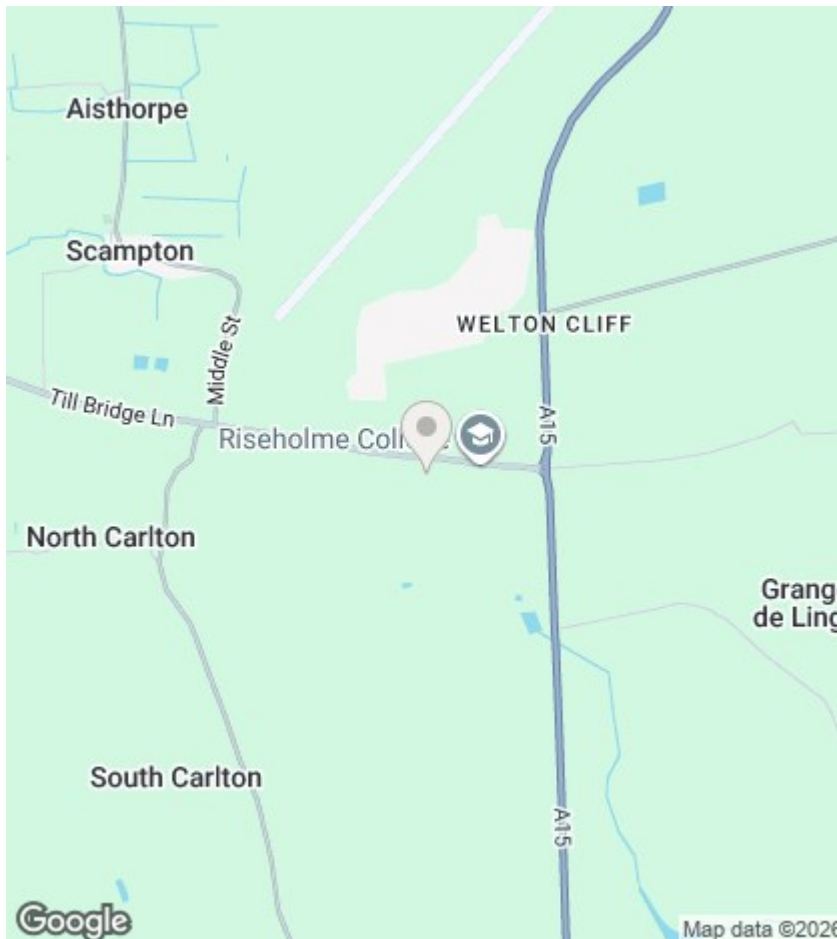
Council Tax Band - E











## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	100+
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

