

Plot 6 The Topaz

£464,950

Abbey Park, Woodhall Spa

MASONS

SINCE 1850

The Topaz

Four bedroom detached house built by Cyden Homes

Open-plan kitchen, dining and sitting area

Bifold doors from the kitchen

Generous lounge

Master bedroom with en-suite shower room

Utility room, Study and ground floor cloakroom

Garage, driveway parking

Ten year new home warranty

Air Source Heat Pump/EV Charger

Quartz worktops to kitchen

Situated within the new Abbey Park development on Witham Road

Abbey Park, Woodhall Spa, LN10 6RB

movewithmasons.co.uk

01507 350500



Welcome to Abbey Park, Woodhall Spa

This exciting new development in Woodhall Spa brings a collection of quality homes to one of Lincolnshire's most popular villages.

Surrounded by the character and natural beauty of the Lincolnshire countryside, while benefiting from Woodhall Spa's range of local amenities and everyday conveniences, the development offers an appealing setting for modern village living. With its combination of countryside surroundings and village amenities, it provides an attractive place to call home for a variety of buyers.

Introducing The Topaz



A handsome, brand new design, the Topaz is a detached family home that combines generous living space with thoughtful details and a high specification throughout. The spacious ground floor offers everything you would expect from a modern family home, including a lounge, study, cloaks and separate utility room. The open plan kitchen, dining and sitting room features quality Omega cabinetry, branded appliances with floor tiles to the kitchen and cloakroom as standard.

Upstairs, four well-proportioned bedrooms include an en suite to the principal bedroom with family bathroom serving the remaining bedrooms. Having a brick-built garage, long block paved driveway and garden, the Topaz brings together style, practicality and contemporary living.

Offering exceptional versatility and thoughtfully designed living spaces, The Topaz presents a great opportunity for those seeking a contemporary family home within the sought-after Abbey Park development.




LOGIC





These homes feature contemporary fitted kitchens offering a wide choice of cabinet, handle and worktop styles (quartz standard on 4/5 beds) complemented by soft-close doors and drawers with matching worktop upstands (subject to build stage, housetype or plot specification). Each kitchen is equipped with an integrated branded oven and induction hob with built in extractor with glass splashback, integrated dishwasher and fridge/freezer (standard on 4/5 beds). Stylish resin bonded granite one-and-a-half bowl sink with flexible hose tap, tiled flooring with selected choices available, and LED downlighters with under-cabinet lighting for a bright, modern finish.



Bathrooms, en-suites and cloakrooms are designed with modern white sanitary ware and chrome fittings throughout, sleek vanity units, and contemporary ceramic wall tiling. En-suites include thermostatic chrome showers with low-profile stone resin trays, while bathrooms and en-suites benefit from anthracite heated towel rails.

Homes are further enhanced by a high-efficiency air source heating with zoned thermostat controls and underfloor heating to ground floor (4/5beds).



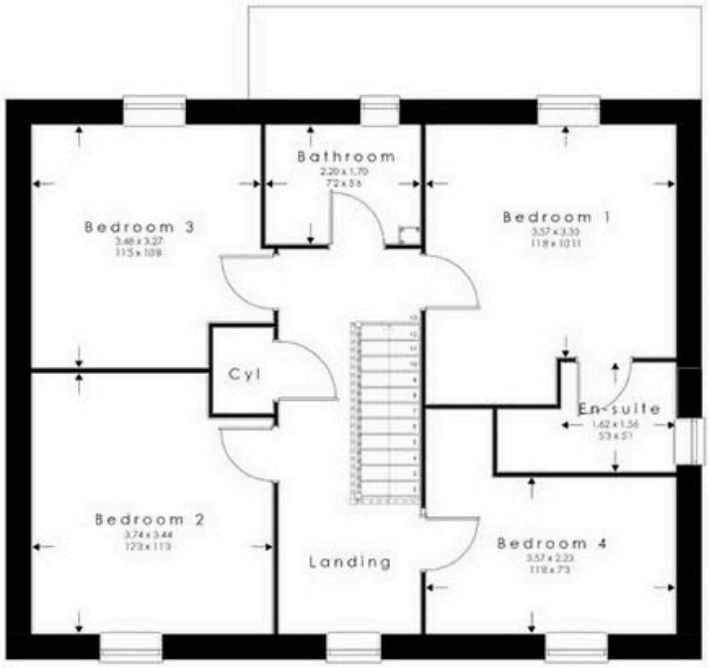




Floor Plan



GROUND FLOOR



FIRST FLOOR

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.









Woodhall Spa

Charming Village Life



Woodhall Spa is amongst the most desirable locations in Lincolnshire. It's a former spa town and has a genteel Victorian-Edwardian elegance with a delightful centre lined with small boutique shops and eateries. There's also the beautiful Petwood Hotel with a host of dining and entertainment facilities and plenty of public houses, both in the town and the surrounding villages, to choose from.



The golf courses are a great attraction with the National Golf Centre (Woodhall Spa Golf Club) being the home of English golf. The historic 'Hotchkin' course is often ranked amongst the top courses in the world and is a fine course to play. It's been an inspiration both to future champions and to golf course designers alike.

For families there are endless walks in the stunning countryside, Jubilee Park with its outdoor swimming pools, trips to the nearby coast or shopping in the historic city of Lincoln. There's even the 'Kinema In The Woods' which is an experience in itself.

Regarding public transport there are regular bus services to Lincoln and Boston and if you're wanting to go further afield trains to London from Lincoln take less than two hours.
Education is served by a Church Of England primary school and there's also a private nursery and school. Secondary schooling is provided in nearby Horncastle or Tattershall.



Overall Woodhall Spa offers a great location for either raising a family or retiring to the stunning countryside.

The Lincolnshire Wolds and The Coast

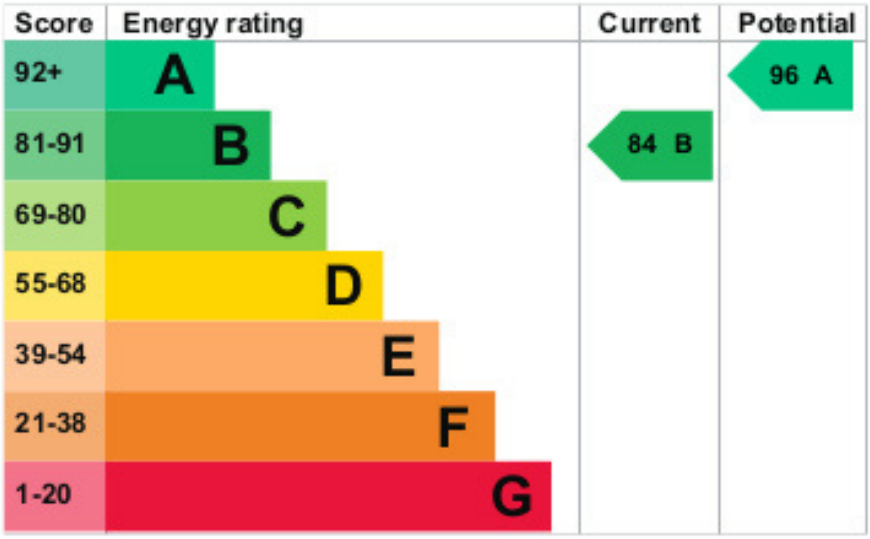


Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band TBC

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold.
An annual service charge for maintenance of shared areas will be payable once the development is completed.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

MASONS

SINCE 1850

The Shepherd's Hut,
The Broadway, Woodhall
Spa, LN10 6ST

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