



Manor View

WOODHALL SPA

Brand new homes in the exclusive development by respected local builder Manorcrest Homes.



ABOUT

We are delighted to introduce the latest exceptional new homes at **Manor View, Woodhall Spa**, an exclusive development by respected local house builder **Manorcrest Homes**.

A superb selection of beautifully crafted **2 and 3 bedroom houses** plus the addition of **4 and 5 bedroom detached homes**, thoughtfully designed to complement the character of this highly sought-after village while incorporating the high-quality specification and contemporary features synonymous with Manorcrest Homes.

Offering a range of **terraced, semi-detached and detached properties**, this phase provides homes to suit a wide variety of buyers, from first-time purchasers and growing families to those looking to downsize without compromise.

The Manorcrest team continues to invest in creating attractive, well-designed communities, bringing another outstanding collection of homes to the heart of Woodhall Spa.

Manor View is conveniently accessed from **Mill Lane/Green Lane**, following **Clinton Way** directly into the development, where residents can enjoy a peaceful setting within easy reach of the village's excellent amenities, independent shops, restaurants and woodland walks.



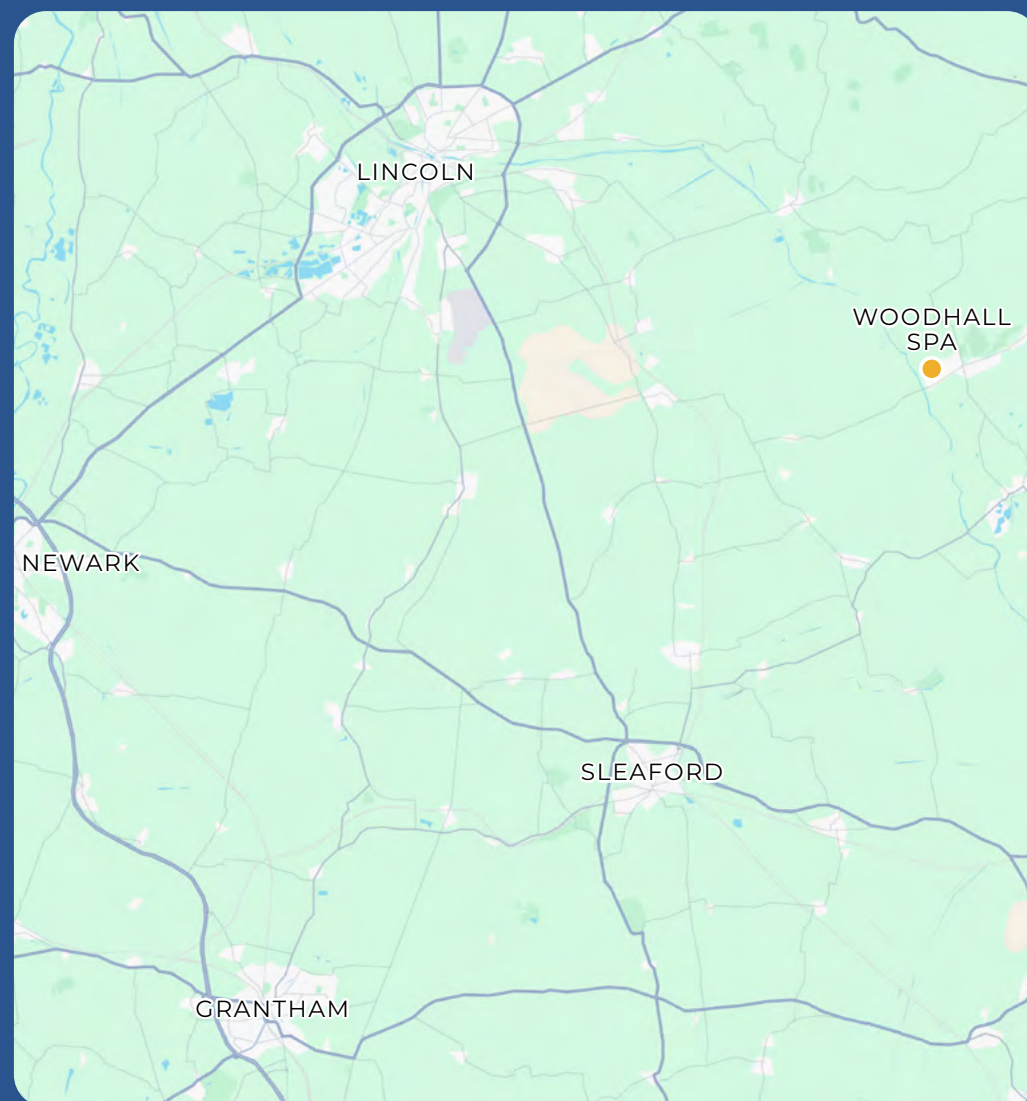
LOCATION

Woodhall Spa enjoys a beautiful wooded setting complimented by attractive Victorian and Edwardian architecture.

This desirable village is not only convenient for the Cathedral City of Lincoln some 19 miles to the North West but also the traditional market town of Horncastle only 8 miles away and is regarded as the gateway to the stunning Lincolnshire Wolds. In addition, an important note is that Grantham and Newark both approx. 32 miles away there is access to the A1 and Intercity Rail Services on the East Coast mainline.

Woodhall Spa is a former spa village and is now a popular tourist resort offering a wide range of leisure facilities including two championship golf courses, Jubilee Park, Kinema In the Woods and is the home of The National Golf Centre. The village offers a good range of local amenities including two supermarkets, Post Office, pharmacy and a good number of other national, regional and local retailers. There are a number of well-regarded hotels in the village including The Golf, Petwood and Dower House, which serve a large number of tourists visiting the village and surrounding area.

Of particular historic interest locally is Coningsby RAF base where the 'Battle of Britain Memorial flight' is based, which is about 3 miles to the south of Woodhall Spa.



SITE PLAN



SPECIFICATION

- A full fitted kitchen of wall & base units (a choice dependant on build stage)
- Oven, hob and extractor fan as standard, with selected plots benefiting from integrated appliances
- Worktop with matching upstand and splashback
- Oak and white internal doors (depending on plot type)
- Ceiling Spotlights to Kitchen, bathroom and en-suites
- Bathrooms with white sanitary-ware and chrome fittings. (Choice of tiling around the bath, shower cubicle and above sinks dependant on build stage). Bathrooms are also fitted with a heated towel rail
- External lights included to front & rear of the property, along with a outside tap
- 6ft feather edge fence to all boundaries
- Gas fired central heating system
- All homes benefit from a 10-year new homes warranty



No onward chain

As soon as you decide you want to purchase your new home you can proceed immediately, without having to wait for long and sometimes complicated chains to complete before you move



Lower energy bills

New-Build homes are constructed with modern building materials and technologies to prioritise energy efficiency, which can help lower your monthly energy bills



A blank canvas

New-Build homes are delivered as a blank canvas on which you can put your own individual style and design.



Reduced maintenance

Everything in your home is brand new, so there's no worrying about expensive and time-consuming repairs and maintenance that older properties can have.



New appliances

All properties are built and finished to a high specification, including the latest, brand new appliances



Modern living

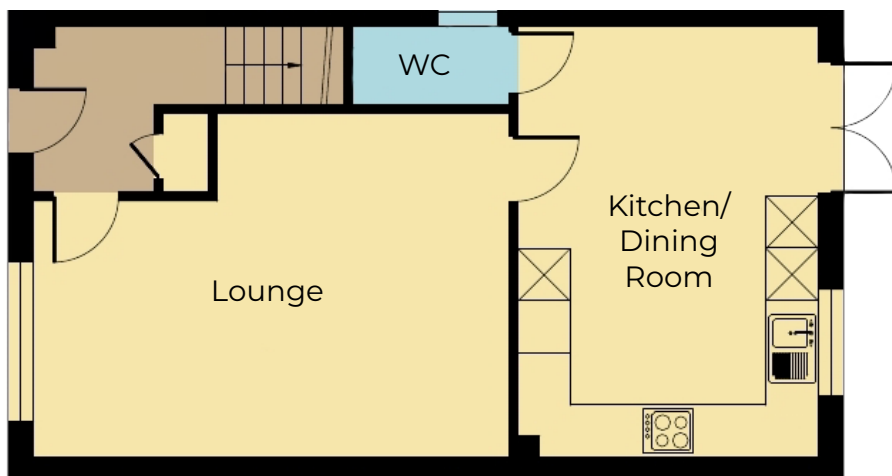
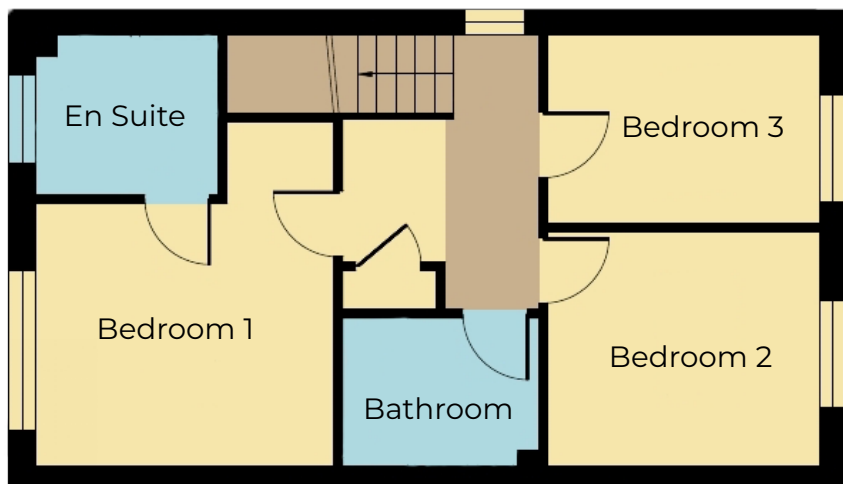
Every property is thoughtfully designed in a high level of detail, with modern living in mind. This will make your day to day living easy, practical and comfortable



THE OAK

PLOT 85

A brand new three bedroom end of terrace house with driveway & garage.



Ground Floor

Lounge	17'11" x 12'7"	5.46m x 3.84m
Kitchen / Dining	16'3" x 11'4"	4.95m x 3.45m

First Floor

Bedroom 1	11'2" x 9'11"	3.41m x 3.02m
En-suite	6'11" x 5'11"	2.10m x 1.81m
Bedroom 2	10'3" x 8'10"	3.13m x 2.69m
Bedroom 3	10'3" x 7'1"	3.13m x 2.15m
Bathroom	7'2" x 5'7"	2.25m x 1.70m

*All measurements are approximate

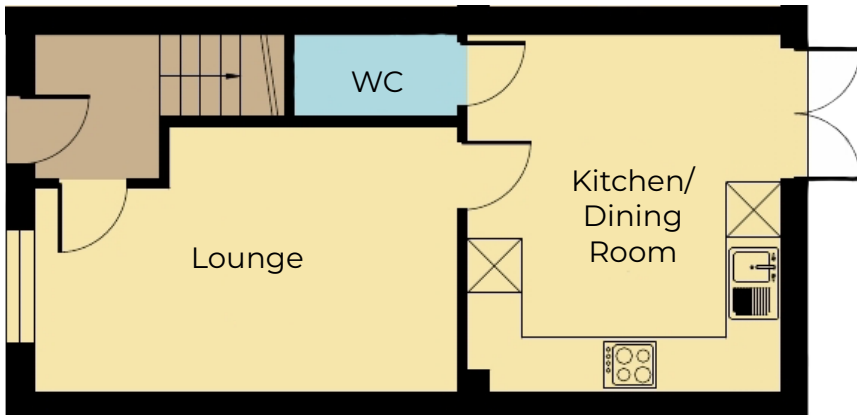
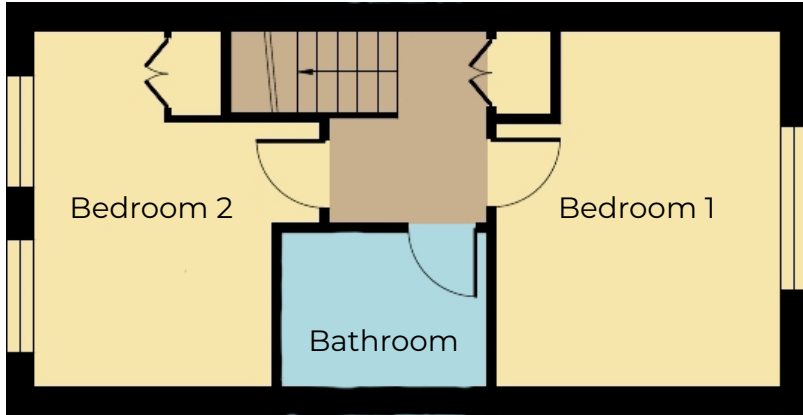
The overall accommodation will briefly boast an initial entrance hallway having stairs to the first floor, a lounge, a spacious kitchen diner offering integrated appliances Fridge freezer, dishwasher and washing machine and patio doors leading to the enclosed rear gardens. There is also a downstairs cloakroom. The first floor offers the three bedrooms with an en suite shower room to the principle bedroom and a main family bathroom.



THE RICHMOND

PLOTS 83 AND 84

A brand new two bedroom mid terrace house with driveway to the front.



Ground Floor

Lounge	15' x 9'2"	4.56m x 2.80m
Kitchen / Dining	12'10" x 11'4"	9.92m x 3.45m

First Floor

Bedroom 1	12'10" x 10'3"	9.92m x 3.13m
Bedroom 2	9'2" x 8'3"	2.80m x 2.51m
Bathroom	7'5" x 5'7"	2.25m x 1.70m

*All measurements are approximate

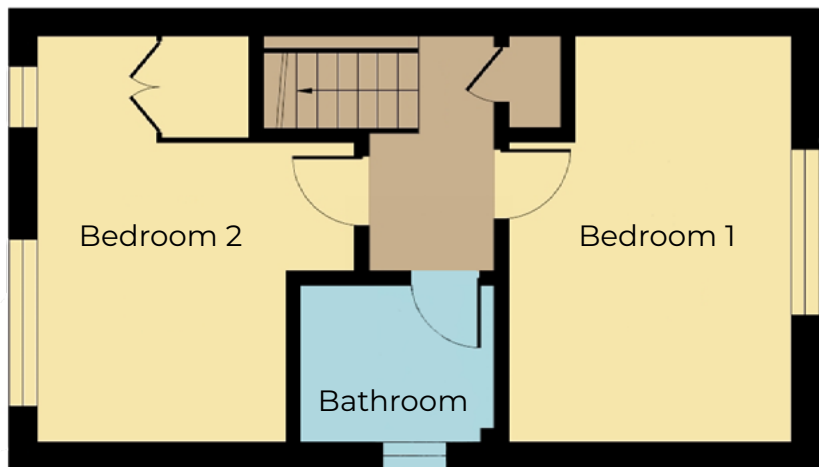
The overall accommodation briefly comprises Entrance hallway, Lounge, Kitchen diner with patio doors to the rear gardens, downstairs cloakroom. The first floor offers the two bedrooms and a main bathroom with shower over the bath.



THE HAZEL

PLOT 86

A brand new two bedroom semi detached house with driveway & garage.



Ground Floor

Lounge	15'5" x 10'8" (max)	4.70m x 3.24m (max)
Kitchen / Dining	14'4" x 10'10"	4.36m x 3.31m

First Floor

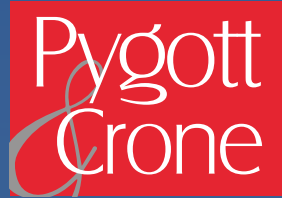
Bedroom 1	14'4" x 10'1" (max)	4.36m x 3.08m (max)
Bedroom 2	10'8" x 8'10"	2.10m x 1.70m
Bathroom	6'11" x 5.7"	2.10m x 1.70m

*All measurements are approximate

The overall accommodation briefly boasts entrance hallway, lounge, downstairs cloakroom and a kitchen diner to the rear of the house with patio doors leading to the enclosed rear gardens. The first floor offers the two double bedrooms and main bathroom with a shower over the bath.

GALLERY





Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings.

Please refer to the site map for plot numbers for the house type. The dimensions are taken from the architect's plans and should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract.

There is a site management company, and charge per year. Talk to us about costs.

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