

*A-rated eco
bungalow in the
exclusive Woodlands
Edge community
within approximately
12 acres of private
parkland.*

21 Woodlands Edge

North Carlton, LN1 2ZF

Total Floor Area 90 sq m

Situated within the sought-after Woodlands Edge community, this attractive mid-terrace bungalow offers an excellent combination of modern single-level living, energy-efficient design and access to one of the area's most unique residential environments.

Designed and built by Gusto Homes, the property benefits from an A-rated Energy Performance Certificate (EPC) together with solar PV panels, triple glazing and a range of sustainable technologies designed to support efficient day-to-day living.

The home is centred around a spacious open-plan kitchen, living and dining space fitted with quality units and integrated appliances, whilst bi-fold doors provide direct access to the south-facing rear garden. The property also includes a reception hall, utility room, family bathroom and two bedrooms, including a principal bedroom with en-suite shower room.

Outside, there is an attractive and easily maintained south-facing rear garden together with a single garage and two parking spaces.





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.

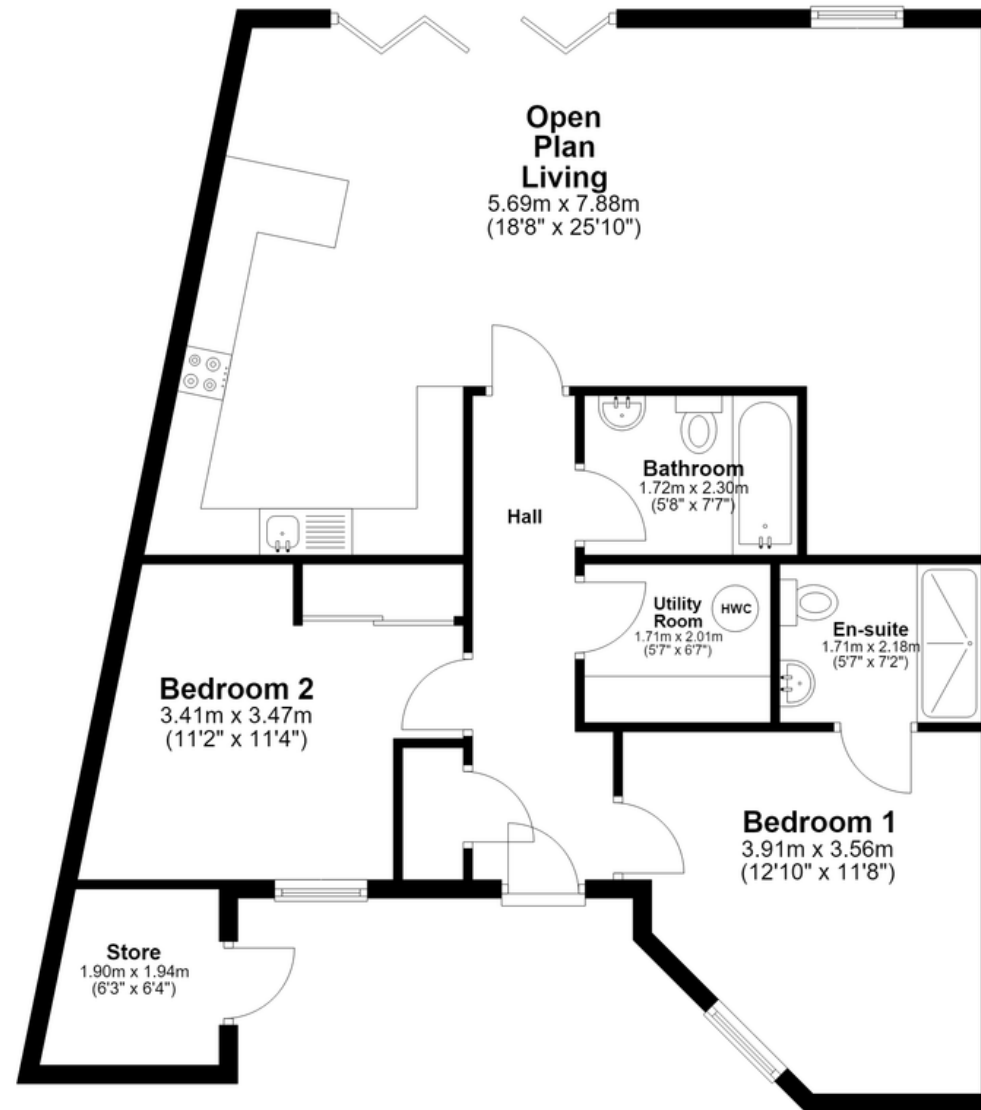
Developed by Gusto Homes, Woodlands Edge combines energy-efficient homes with extensive green space, providing an opportunity to enjoy the benefits of modern living whilst remaining connected to nature and the outdoors.

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

Approx. 91.3 sq. metres (982.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents

Plan produced using PlanUp.

Accommodation

Entrance Hall

The home opens into the hallway, with a cloakroom to the left of the main entrance.

Open Plan Living/Kitchen

5.69m x 7.88m

Beautiful kitchen complete with a breakfast bar, NEFF induction hob, NEFF slide and hide oven and integral microwave, full size fridge/freezer, dishwasher and plenty of storage.

The living area includes an electric fireplace and a nook perfect for a desk or reading area.

The open plan living/kitchen area opens with bi-fold doors to the south-facing garden.

Bathroom

1.72m x 2.30m

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 1

3.91m x 3.56m

Complete with built-in, mirrored wardrobes and an en-suite.

En-Suite

1.71m x 2.18m

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

3.41m x 3.47m

Complete with built-in, mirrored wardrobes.

Utility Room

1.71m x 2.01m

A range of wall and base units with worktop space, a sink, with room for a washing machine and tumble dryer.

Store

1.90m x 1.94m

An outdoor storage room to the left of the front door. Can be used to store gardening equipment, suitcases, wellington boots etc.

Garage

A single garage for extra storage space.

Parking

There is room for 2 cars on the driveway, with additional off-road parking for visitors on site.

North Carlton & Lincoln

Woodlands Edge is situated in North Carlton, adjacent to the Lincolnshire Showground and approximately five miles north of Lincoln city centre.

The location provides excellent access to the A15 and nearby A46 Lincoln Bypass, offering convenient routes across Lincolnshire, Nottinghamshire and beyond.

Lincoln offers an extensive range of shopping, restaurants, cafés, leisure facilities and cultural attractions. The city is renowned for its Cathedral and Castle, whilst the Brayford Waterfront and University of Lincoln contribute to its vibrant and contemporary character.

The nearby Lincolnshire Showground hosts a wide variety of events throughout the year, whilst the surrounding villages, countryside and market towns offer countless opportunities to explore the wider area.

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.

Why People Choose Woodlands Edge

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

- Just 29 homes
- Approximately 12 acres of private parkland
- Mature 5-acre woodland
- Three attractive ponds
- 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

£1553.04 per annum. For upkeep and maintenance of communal grounds, woodlands, and facilities.

EPC RATING – A+

COUNCIL TAX BAND – D.

LOCAL AUTHORITY – West Lindsey District Council.

TENURE – Freehold.

We have been advised by the current owner that they are in the process of transitioning the title from leasehold to freehold and will be completed by Adie Pepperdine Solicitors

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

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

VIEWINGS – By prior appointment through Mundys.

Book a viewing



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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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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