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& Crone

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We are excited to release the next phase of new homes at Manor View in Woodhall Spa built by quality local builders Manorcrest Homes. This new development has seen great success with Phase 1 & 2 sold out and Phase 3 now released. This new phase will include 2 & 3 bedroom Bungalows and 3 Bedroom Houses. All sympathetically built in keeping with this traditional village yet with all the modern features you would expect from Manorcrest Homes. Phase 3 offers a mix of semi-detached and detached homes.

The Manorcrest family have been working hard to continue bringing something new and exciting to Woodhall Spa.

The site is accessed and located off Mill Lane/Green Lane, onto Clinton Way then straight onto Manor View.

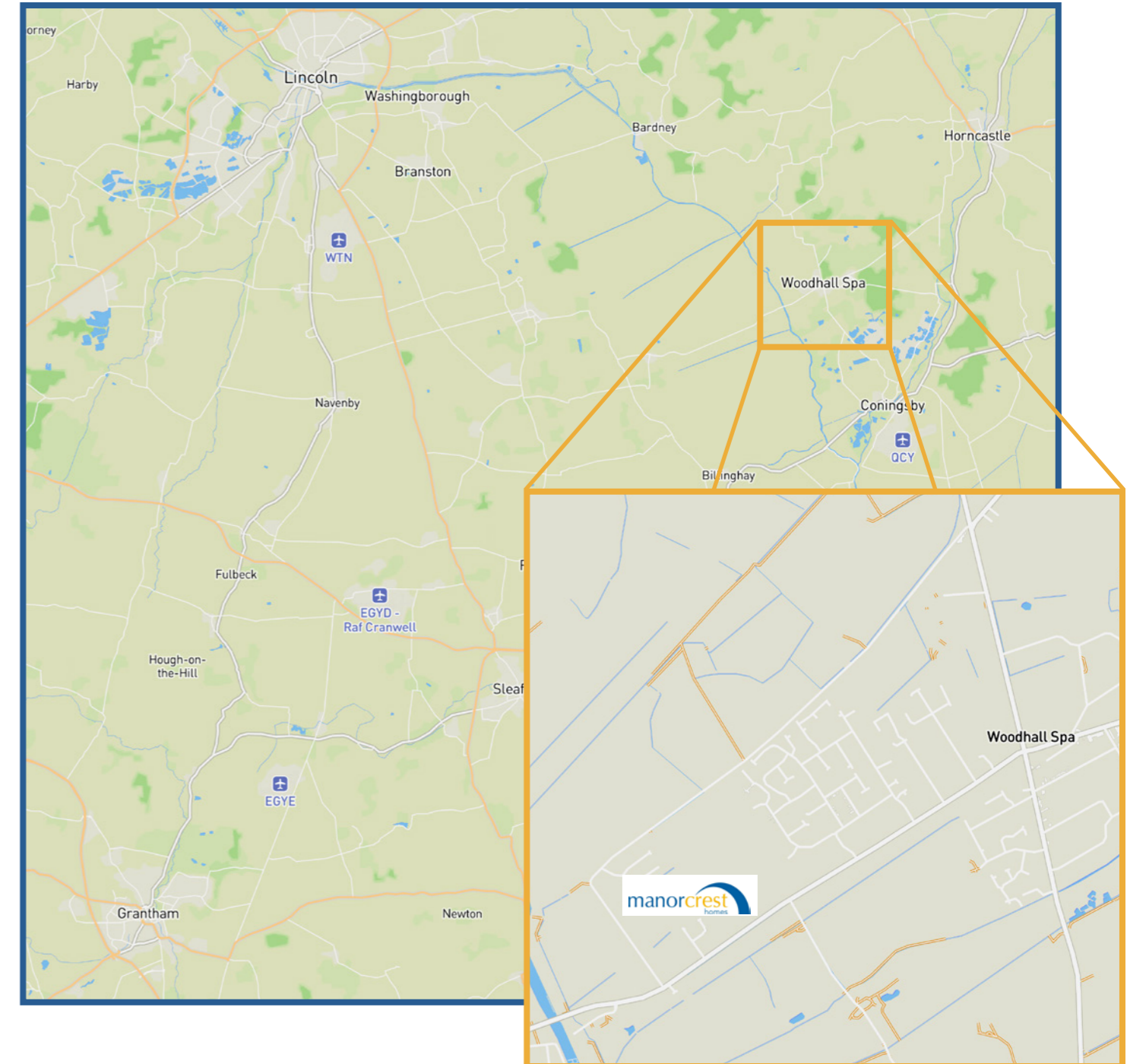
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## Woodhall Spa

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.



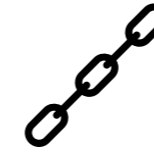
# Site Plan

Plot Location



# 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 internal doors
- 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



## A blank canvas

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



## New appliances

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



## 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



## Reduced maintenance

When buying an old property, it can be difficult to know what underlying issues it may have. Everything in your home is brand new, so there's no worrying about expensive and time-consuming repairs and maintenance for a long time



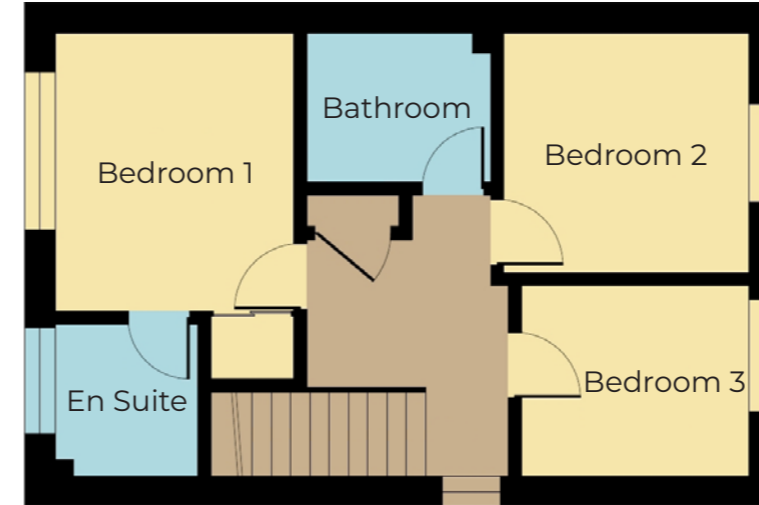
## Modern living

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 Cedar - Plots 22 & 25

A brand new three bedroom semi-detached house with driveway and garage. The Cedar is now available to view and ready to reserve. With accommodation boasting an initial entrance hallway having the stairs to the first floor, a lounge, a spacious kitchen diner offering a integrated fridge freezer, dishwasher and washing machine and patio doors leading to the 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 with partially tiled walls and a shower over the bath.



### Ground Floor

Lounge	14'8" x 12'8" (max)	4.48m x 3.87m (max)
Kitchen / Dining	16'8" x 10'10" (max)	5.07m x 3.30m (max)

### First Floor

Bedroom 1	10'4" x 9'1"	3.15m x 2.76m
En-suite	5'8" x 5'4"	1.72m x 1.63m
Bedroom 2	8'11" x 9'2"	2.72m x 2.8m
Bedroom 3	8'6" x 6'11"	2.60m x 2.10m
Bathroom	5'8" x 5'4"	1.72m x 1.63m

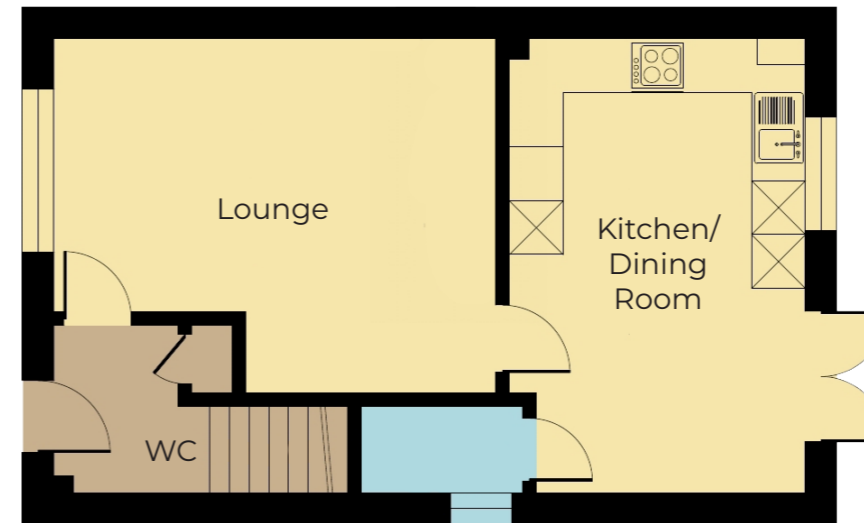
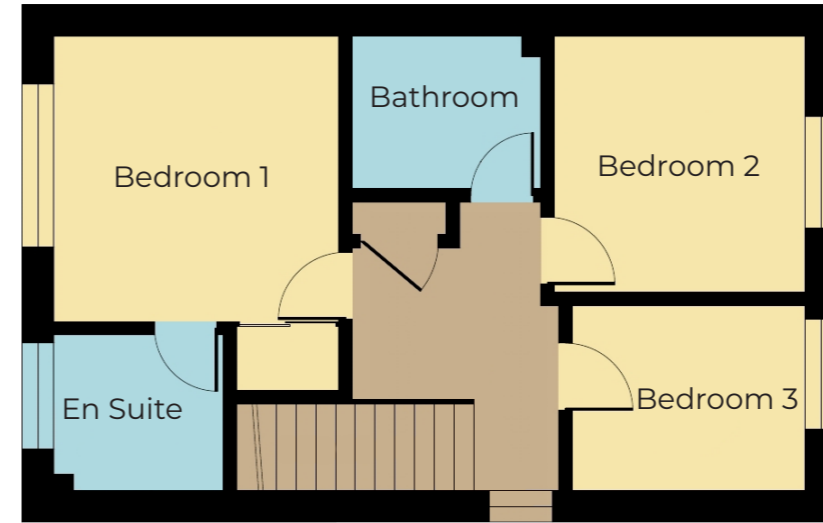
**Please note** - Plot 22 is currently the show home and only available to purchase to rent back to Manorcrest for a 12 month period. Talk to us for further information.

\*All measurements are approximate



## The Oak - Plots 23 & 24

A brand new three bedroom semi-detached house with driveway and garage. The Oak is now available to view and ready to reserve. With accommodation boasting an initial entrance hallway having the stairs to the first floor, a lounge, a spacious kitchen diner offering a integrated fridge freezer, dishwasher and washing machine and patio doors leading to the 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 with partially tiled walls and a shower over the bath.



### Ground Floor

Lounge	16'2" x 13'0" (max)	4.93m x 3.95m (max)
Kitchen / Dining	16'8" x 10'10" (max)	5.07m x 3.30m (max)

### First Floor

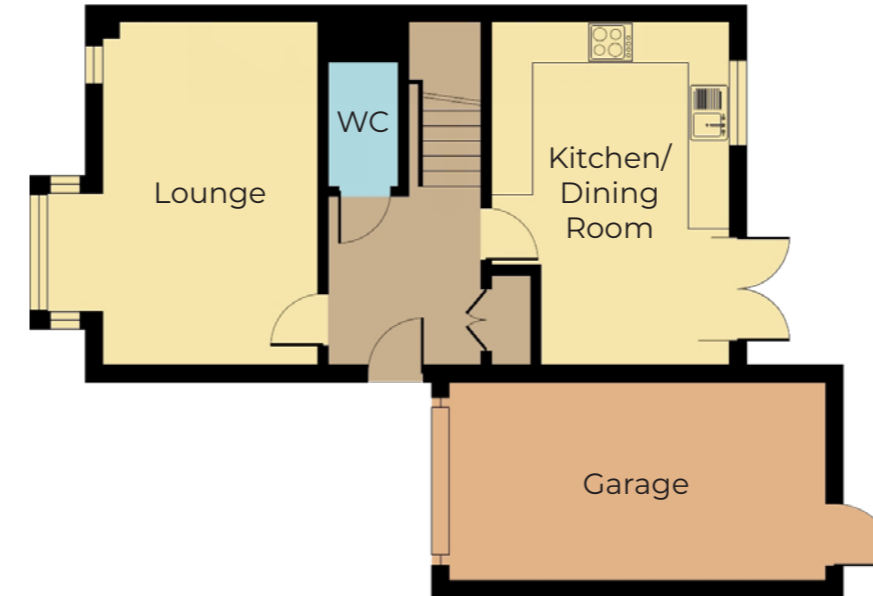
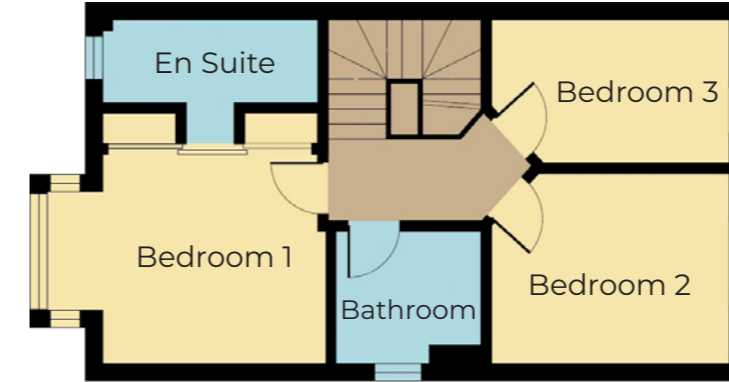
Bedroom 1	10'6" x 10'5"	3.21m x 3.18m
En-suite	6'2" x 5'10"	1.89m x 1.77m
Bedroom 2	9'4" x 9'2"	2.85m x 2.80m
Bedroom 3	8'6" x 6'11"	2.60m x 2.10m
Bathroom	6'11" x 5'7"	2.10m x 1.70m

\*All measurements are approximate



## The Juniper - Plot 26

A fantastic example of a traditional three bedroom detached house with a driveway and garage. Having a side entrance leading into a main entrance hallway with a downstairs cloakroom, a main lounge with a featured bay window and a spacious kitchen diner to the rear with room to enjoy cooking and entertaining and having built in appliances to include fridge freezer, dishwasher and washing machine and patio doors leading to the rear patio and gardens. The first floor offer the three bedrooms with the principle bedroom having two built in wardrobes and a hidden access to the en suite shower room. There is also a main bathroom with a shower over the bath.



### Ground Floor

Lounge	16'4" x 10'3"	4.98m x 3.12m
Kitchen / Dining	16'4" x 11'4"	4.98m x 3.45m
Garage	17'11" x 9'5"	5.46m x 2.87m

### First Floor

Bedroom 1	10'8" x 9'10"	3.24m x 2.99m
En-suite	10'3" x 3'11"	3.12m x 1.20m
Bedroom 2	11'4" x 9'1"	3.45m x 2.78m
Bedroom 3	11'4" x 6'9"	3.45m x 2.07m
Bathroom	6'11" x 6'4"	2.10m x 1.92m

\*All measurements are approximate



## The Elder - Plot 79 & 80



A brand new two double bedroom detached bungalow with a driveway and garage, featuring a real heart of the home kitchen dining living space full of natural light. With accommodation to include an entrance hallway with a built in storage cupboard and a internal personal door to the garage, two main double bedrooms, a bathroom to include a walk in shower and a separate bath. The rear feature of this stunning bungalow is the expansive kitchen dining living space to the rear, full of natural light from well-designed windows looking into the rear gardens. The kitchen comes complete with integrated appliances to include fridge freezer, dishwasher & washing machine, a lovely dining spot into the bay with doors opening to the rear patio and space for a lounge area to relax.

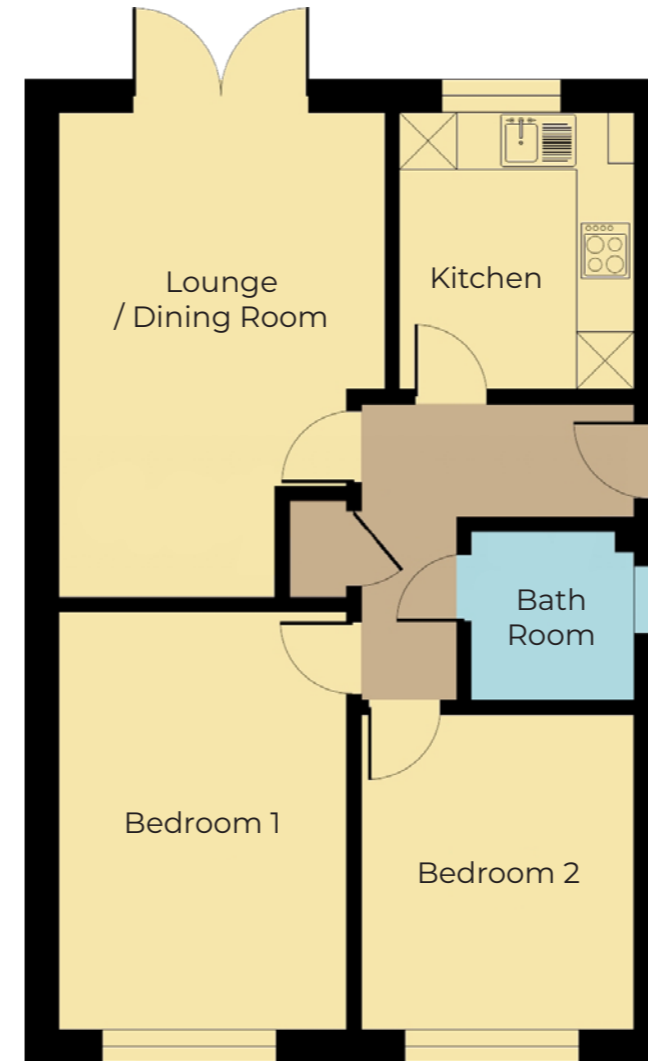
### Ground Floor

Kitchen / Lounge / Dining	30'4" x 20'1" (max)	9.25m x 6.12m (max)
Bedroom 1	11'6" x 9'8"	3.51m x 2.95m
Bedroom 2	10'11" x 9'8"	3.32m x 2.95
Shower Room	9'1" x 5'7"	2.78m x 1.70m
Garage	19'8" x 9'8"	6.00m x 2.95m

\*All measurements are approximate



## The Willow - Plot 76 & 77



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

The Willow presents a rare opportunity and offers accommodation to include an entrance hallway, two bedrooms, a main bathroom, a lounge diner with doors leading to the rear gardens and a kitchen complete with washing machine and fridge-freezer.

### Ground Floor

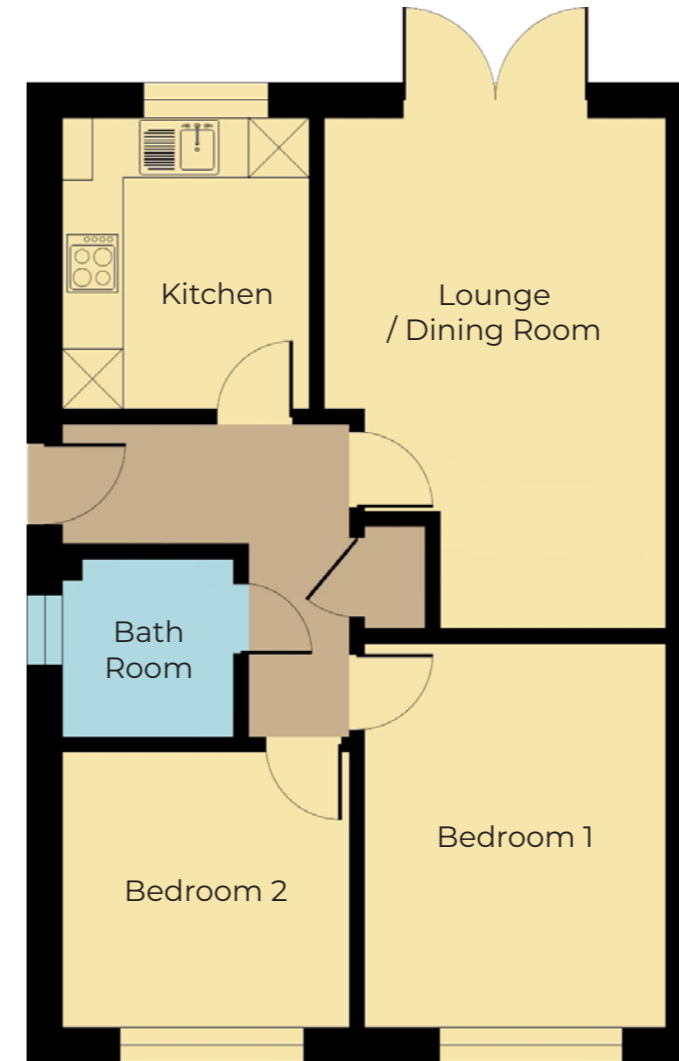
Lounge / Dining	16'8" x 11'2" (max)	5.08m x 3.41m (max)
Kitchen	9'6" x 8'0"	2.90m x 2.45m
Bedroom 1	14'4" x 9'11"	4.38m x 3.01
Bedroom 2	10'10" x 9'4"	3.30m x 2.85m
Bathroom	5'10" x 5'7"	1.77m x 1.70m

\*All measurements are approximate





## The Willow - Plot 75 & 78



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

The Willow presents a rare opportunity and offers accommodation to include an entrance hallway, two bedrooms, a main bathroom, a lounge diner with doors leading to the rear gardens and a kitchen complete with washing machine and fridge-freezer.

### Ground Floor

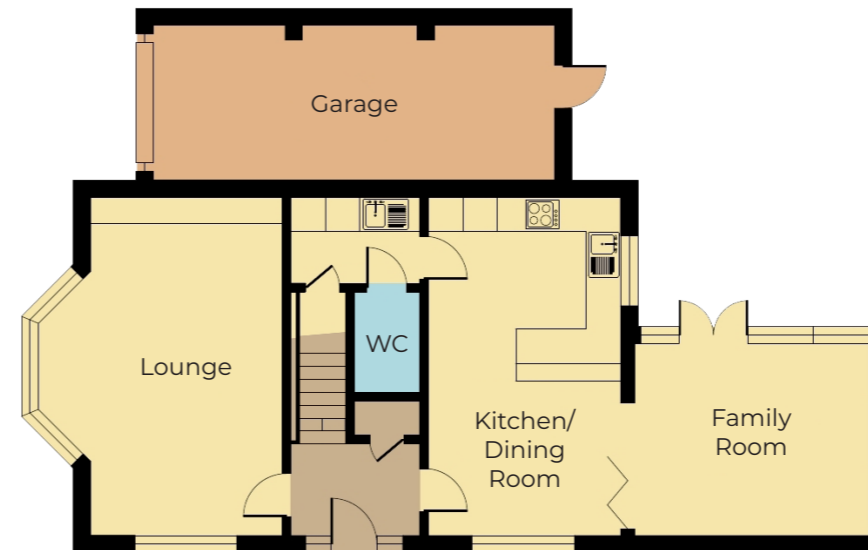
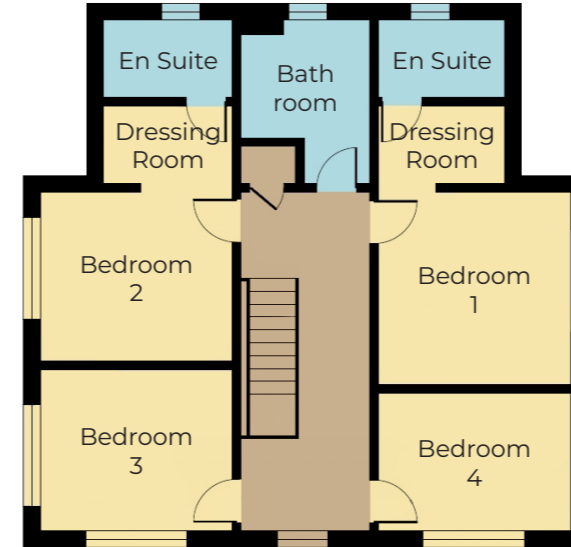
Lounge / Dining	16'8" x 11'1" (max)	5.08m x 3.39m (max)
Kitchen	9'6" x 8'0"	2.90m x 2.45m
Bedroom 1	12'6" x 9'10"	3.82m x 2.99
Bedroom 2	9'4" x 9'0"	2.85m x 2.74m
Bathroom	5'10" x 5'7"	1.77m x 1.70m

\*All measurements are approximate



## The Aspen - Plot 81

A fantastic example of a spacious & practical brand new 4 bedroom detached house boasting an open plan kitchen dining living space plus 2 en-suite shower rooms & dressing rooms.



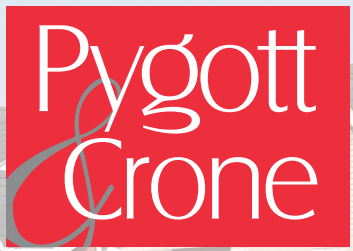
### Ground Floor

Lounge	19'7" x 11'2" (to bay)	5.99m x 3.41m (to bay)
Kitchen / Dining	19'8" x 11'2"	5.99m x 3.41m
Family Room	13'7" x 11'2"	4.17m x 3.40m
Garage	23'4" x 9'1"	7.11m x 2.77m

### First Floor

Bedroom 1	11'6" x 11'3"	3.52m x 3.45m
En-suite	7'9" x 4'6"	2.39m x 1.37m
Bedroom 2	11'2" x 9'8"	3.41m x 3.00m
En-suite	7'5" x 4'6"	2.28m x 1.37m
Dressing Room (1 & 2)	7'9" x 4'6"	2.39m x 1.37m
Bedroom 3	11'2" x 9'4"	3.41m x 2.87m
Bedroom 4	11'6" x 8'0"	3.52m x 2.42m
Bathroom	9'6" x 7'2"	2.91m x 2.19m

\*All measurements are approximate



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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.