



Pygott
& Crone

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.

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



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

- 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



A blank canvas

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

- 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



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

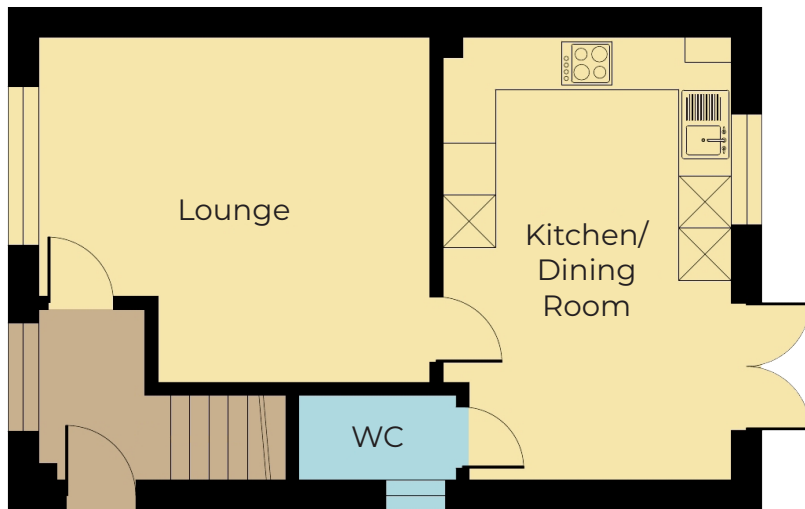
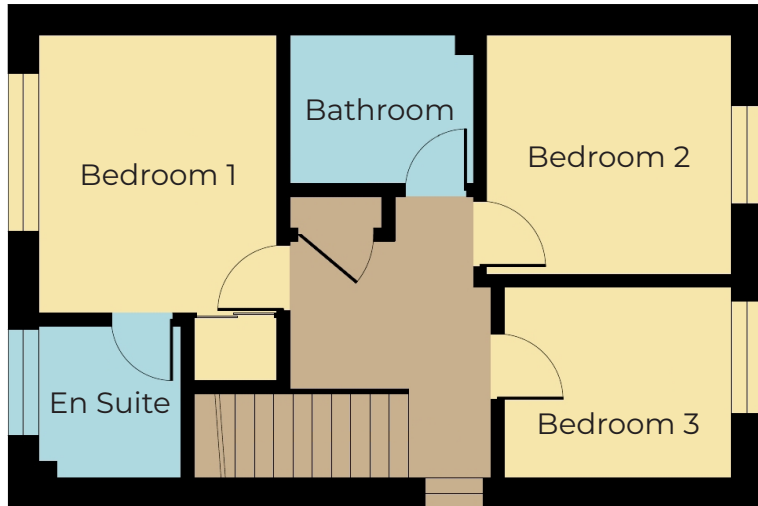


Modern living

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 - Plot 22



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 Maple - Plot 72



A brand new three bedroom detached bungalow at Manor View, Woodhall Spa. This stylish, energy efficient modern bungalow offers an overall generous size plot and is one of a handful of bungalows available within this development. Features include; three bedrooms with an en-suite shower room to bedroom one, a main bathroom suite, a spacious, full of natural light across the rear of the bungalow, kitchen dining living space.

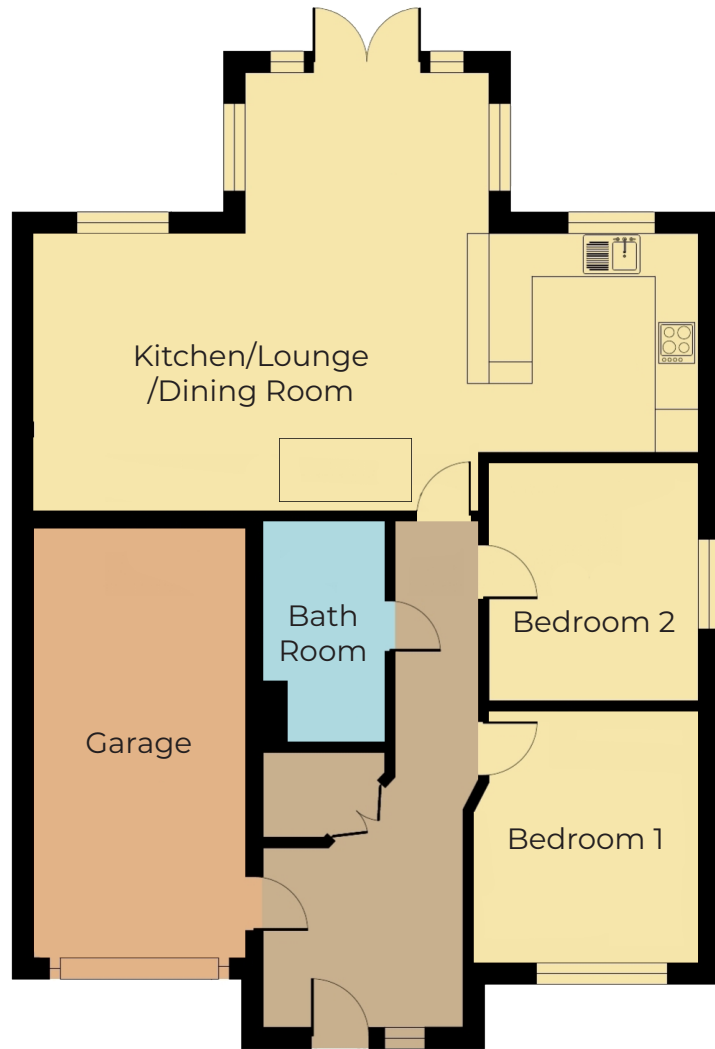
Ground Floor

Kitchen/Lounge/Dining	30'4" x 20'1" (max)	9.24m x 6.12m (max)
Bedroom 1	15'5" x 9'11"	4.70m x 3.03m
En-suite	9'11" x 3'11"	3.03m x 1.20m
Bedroom 2	11'6" x 10'3" (max)	3.51m x 1.13m (max)
Bedroom 3	10'11" x 9'8"	3.32m x 2.95m
Bathroom	10'1" x 5'7"	3.03m x 1.20m

*All measurements are approximate



The Maple - Plot 74



A brand new two bedroom detached bungalow at Manor View, Woodhall Spa. This stylish, energy efficient modern bungalow offers an overall generous size plot and is one of a handful of bungalows available within this development. Features include; two bedrooms, a main bathroom suite, a spacious, full of natural light across the rear of the bungalow, kitchen dining living space, and integral garage.

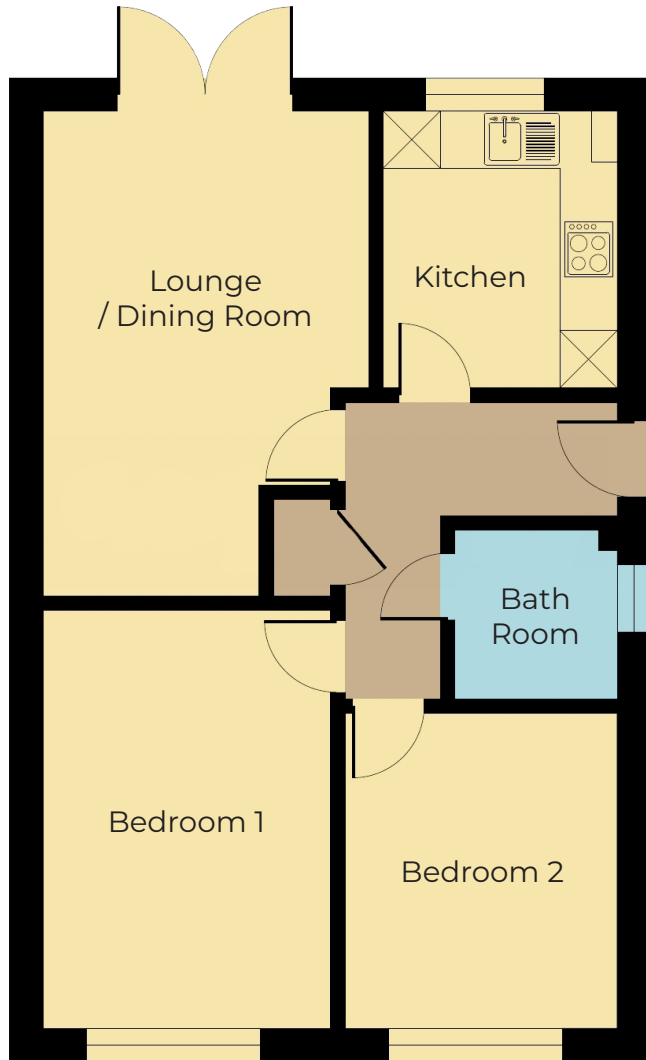
Ground Floor

Kitchen/Lounge/Dining	26'8" x 23'10" (max)	8.12m x 7.27m (max)
Bedroom 1	11'6" x 10'3" (max)	3.51m x 3.13m (max)
Bedroom 2	10'11" x 9'8"	3.32m x 2.95m
Bathroom	10'1" x 5'7"	3.08m x 1.70m
Garage	19'8" x 9'8"	6.00m x 2.95m

*All measurements are approximate



The Willow - Plot 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 Elder - Plots 73 & 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
Bathroom	9'1" x 5'7"	2.78m x 1.70m
Garage	19'8" x 9'8"	6.00m x 2.95m

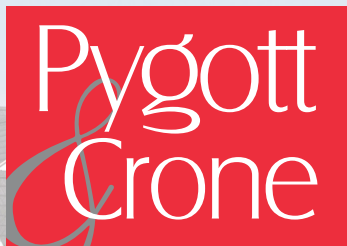
*All measurements are approximate

Example Houses Interior



Example Bungalows Interior





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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.