



12 Woodlands Edge, Lincoln, LN1 2ZF

Asking Price £440,000

- Eco A Rated Home
- Separate Sun Lounge with Woodburning Stove
- En-suite Shower Room and Family Bathroom
- Council Tax Band E
- Four/Five Bedrooms
- South Facing Rear Garden
- Set in 12 Acres of grounds, with Tennis Court and Allotment
- Open plan living area
- Downstairs Shower Room
- EPC Rating A

12 Woodlands Edge, Lincoln LN1 2ZF

An exceptional and award-winning A-rated eco home, beautifully positioned within approximately 12 acres of landscaped communal parkland, just five miles north of the historic Cathedral City of Lincoln. Situated within the exclusive private gated development of Woodlands Edge, this outstanding property was built by Gusto Homes and forms part of the acclaimed development that won the 2015 Lincolnshire Energy Award.

Designed with sustainability, efficiency, and contemporary living in mind, the property combines cutting-edge eco technology with stylish modern design. Features include PV solar panels, infrared heating, a full heat recovery ventilation system, and superior insulation, all contributing to remarkably low energy costs and an impressive A-rated energy performance certificate. The result is a home that offers both environmental responsibility and exceptional comfort within a tranquil woodland setting.

The spacious and light-filled accommodation centres around an impressive open-plan living space which flows seamlessly into a stunning garden room complete with a wood-burning stove and full-width sliding doors opening onto a beautifully landscaped, south-facing private garden enjoying outstanding woodland views.



Council Tax Band: E



An Exceptional A-Rated Eco Home – Designed for the Future

- Award-winning A-rated eco home – an exceptional property designed around sustainability, energy efficiency and modern living.
- Remarkably low electricity costs – around £10 per month, making this an exceptionally economical home to run (April, May and June 2026)
- 20 solar panels helping to generate your own renewable electricity and reduce reliance on the grid.
- Future-proof your energy needs with an impressive combination of solar generation, highly efficient electric heating and advanced energy-saving technology.
- Infrared energy-efficient electric heating throughout, providing targeted, comfortable heat while avoiding the inefficiencies of traditional heating systems.
- Private EV car charger – ready for the future of electric motoring and convenient home charging.
- Triple glazing throughout, helping retain heat, reduce heat loss and create a peaceful, comfortable living environment.
- Advanced air management / heat recovery system providing fresh, filtered air throughout the home while helping to retain warmth in winter.
- Cooling function for hot weather, helping maintain a comfortable indoor temperature during warmer summer months.
- EPC Rating A – outstanding energy efficiency and an excellent indicator of the home's low-energy credentials.
- Superior insulation and energy-efficient construction, designed to minimise heat loss and maximise comfort.
- 12 acres of landscaped communal grounds, including woodland walks and beautiful open spaces.
- Private allotment included with the property – perfect for growing vegetables, fruit, flowers and herbs.
- South-facing private rear garden with attractive woodland views.
- Spacious 4-bedroom accommodation with the flexibility of a fifth bedroom/study, ideal for families, home working or multi-generational living.
- Large open-plan kitchen and living space, creating a bright and sociable heart to the home.
- Impressive sun lounge/garden room with full-height glazing and direct access to the garden.
- Wood-burning stove creating a cosy focal point for relaxing and entertaining.
- Three bathrooms, including an en-suite to the principal bedroom.
- Enclosed rear balcony overlooking the gardens and allotment area.
- Private garage with workshop space, electric roller door and additional driveway parking.
- Peaceful gated development set within an attractive woodland environment, yet only around five miles north of historic Lincoln.
- A rare opportunity to combine low-energy living with space, comfort and an outstanding lifestyle setting.

Entrance Hall

7'3" x 5'1"

Enter through front door with fitted LVT flooring, ceiling light fitting and door to large under stairs storage cupboard and doors leading to the Utility Room and into main open plan kitchen/living area.

Utility Room

7'3" x 5'9"

With fitted high gloss units with works surface over, stainless steel sink with drainer and mixer tap over, splash backs, space for washing machine and tumble dryer, LVT fitted flooring, ceiling light fitting and heat recovery system with full height storage cupboard.

Shower Room/WC

7'1" x 5'9"

With LVT fitted flooring, WC, wash hand basin and shower cubical with mains shower and tiling to the walls, ceiling light fitting and heat recovery filtration system and full height storage cupboard.

Open plan Kitchen/Living Area

27'11" x 22'10"

A large open plan living space with large triple glazed windows and French doors leading to the Sun Room providing plenty of natural light. With LVT fitted flooring, heat recovery filtration system and ceiling mounted infrared panel heater. Stairs to the first floor and doors leading to the Shower Room and Study/Bedroom 5.

Kitchen Area

Situated to the front of the property with a triple glazed window to the front aspect. With a range of high gloss fitted wall and floor units with Quartz worksurface over and a large Breakfast Bar leading to the Living area. With integral dishwasher and electric combi oven and grill, microwave and four ring induction hob with extractor hood above. With space for Fridge/Freezer and ceiling light fittings and heat recovery filtration system.

Bedroom 5/Study

12'6" x 11'1"

A versatile room that is currently used as a Study by the current owners, could also be used as a Ground Floor Bedroom or separate Dining Room. With LVT fitted flooring, triple glazed window to the Sun Lounge, ceiling light fitting, heat recovery filtration system and ceiling mounted infrared panel.

Sun Lounge

29'0" x 9'3"

An impressive room with full height triple glazed windows and sliding doors leading to the rear garden. Having vaulted high ceiling with fitted retractable Venetian blinds and solar panels, ceramic tiled flooring, wall mounted electric heater and freestanding central log burner.

Landing

With carpet flooring, triple glazed full height window to the front, ceiling light fittings and access to all first floor bedrooms and bathroom.

Bedroom 1

11'0" x 10'8"

Situated to the rear of the property with carpet flooring, ceiling light fitting and triple glazed door and window to the enclosed balcony to the rear overlooking the rear garden. With access to the en-suite shower room and double fitted wardrobe with sliding doors. Heat recovery filtration system and ceiling infrared panel heater.

En-suite Shower Room

11'1" x 5'6"

With ceramic tiled flooring and walls, walk in shower area with shower screen and rainfall shower above, WC and wash hand basin. Heated towel radiator and ceiling light fittings.

Bedroom 2

10'2" x 9'8"

Situated to the rear of the property with carpet flooring, ceiling light fitting and triple glazed door and window to the enclosed balcony to the rear overlooking the rear garden. Fitted double wardrobe with sliding doors, ceiling light fittings and heat recovery filtration system and ceiling infrared panel heater.

Bedroom 3

9'8" x 7'8"

With triple glazed windows to the front of the property, carpet flooring, ceiling light fittings and space for wardrobe. Heat recovery filtration system and ceiling infrared heating panel.

Bedroom 4

11'0" x 7'8"

With triple glazed window to the rear of the property, carpet flooring and ceiling light fittings and ceiling infrared heating panel.

Bathroom

7'3" x 7'1"

With ceramic tiled flooring and partly tiled walls, bath with shower over, WC and wash hand basin, ceiling light fitting, heated towel radiator and heat recovery filtration system.

Covered Enclosed Balcony

28'9" x 4'0"

With triple glazed sliding windows to the rear of the property offering outstanding views over the gardens and allotment area. With tiled flooring, ceiling light fittings and cupboards housing the air management system for the property.

Gardens

To the rear of the property is a landscaped South facing garden which has a large paved area to the rear of the property and the remainder laid to lawn with flower beds to the borders with a variety of mature shrubs and plants. With a storage area and four covered log stores and a pedestrian gate leading to the communal landscaped gardens and woodlands to the rear of the property. With a pathway leading to the side of the property with a gate leading to the front and pedestrian door into the Garage.

The communal gardens comprise of 12 acres of landscaped gardens with woodland areas with woodland walks and an area of allotments for the whole development (one allotment is included with the sale of this property). With a hard tennis court available for residents use and a large gated parking area for any visitors or additional parking if required.

Garage

26'1" x 9'11"

An attached single garage with electric roller door and pedestrian door to the rear garden. With two double glazed windows to the side and rear and a work area with work bench if required.

Parking

To the front of the property are two off road parking spaces with a private EV charging point.

Services

Sewage - communal septic tank which incorporates a reed bed and filtration system

Solar Panels

Private EV Charging Point

Infrared Heating Panels

Full Heat Recovery System

Current Service/Maintenance Charge - £161.35 PCM

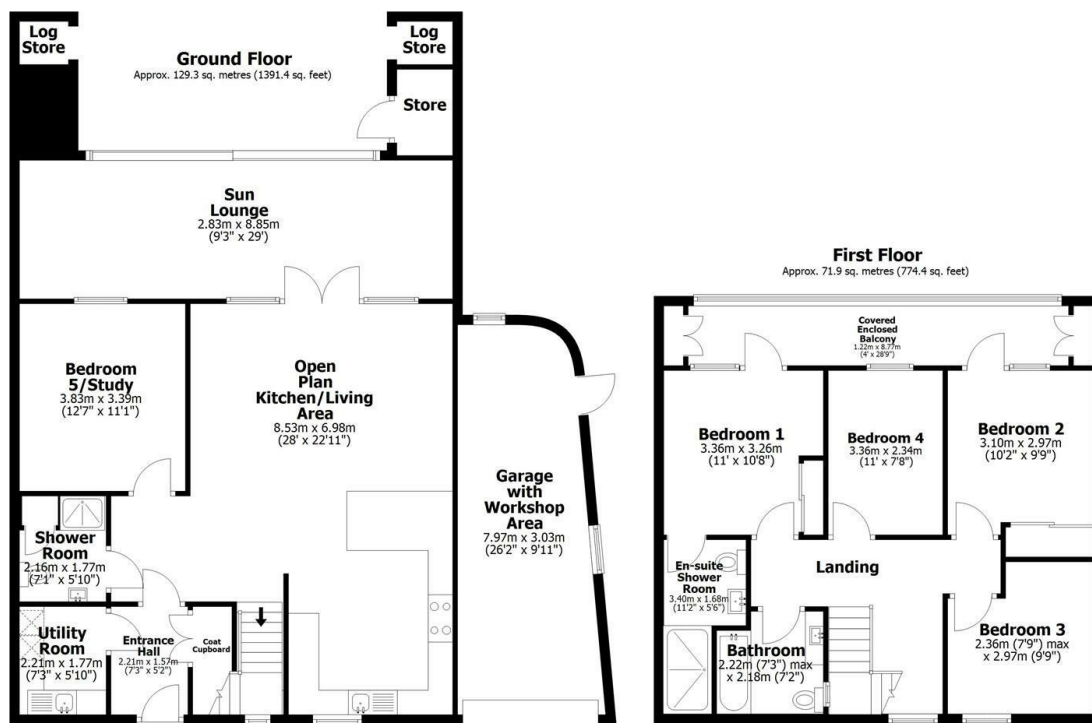
Tenure - Freehold

EPC - A

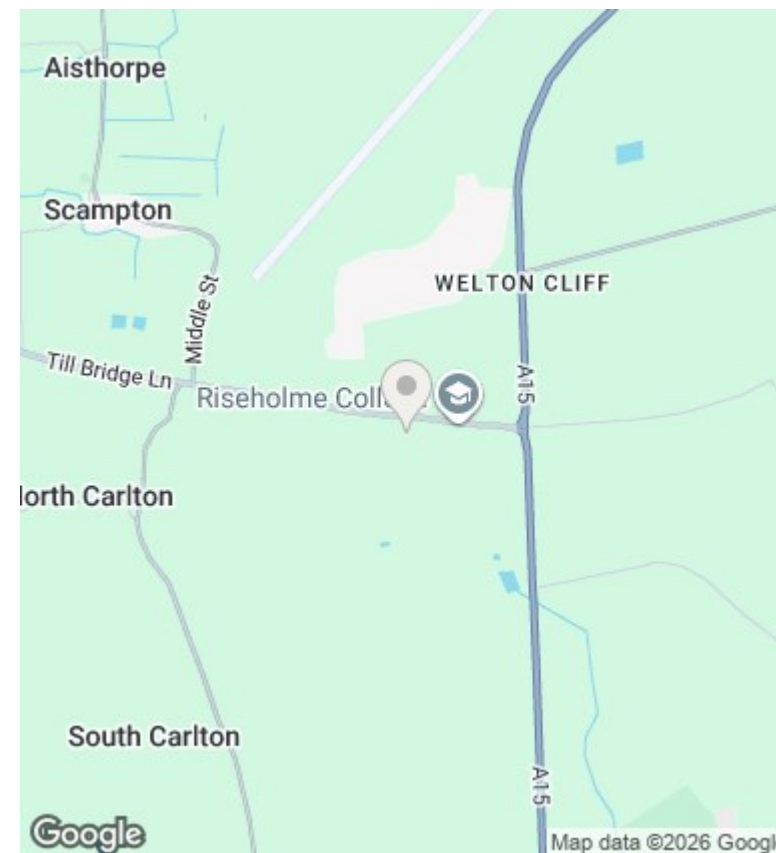
Council Tax Band - E







Total area: approx. 201.2 sq. metres (2165.8 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	