



# WOODLAND WALK

3, 4 & 5 BEDROOM LUXURY HOMES





# COUNTRYSIDE LIVING ON THE EDGE OF MARKET RASEN

Skylark Homes presents Woodland Walk, a stunning development of high quality and luxurious new homes.

Each home is designed with careful consideration so we can produce beautiful, bespoke homes that stand out from the rest.

Our low density development has intricate landscaping design, consistent with that of its neighboring surroundings- the Lincolnshire Wolds.

Encompassed within the development is our unique path, taking you through to the infamous Willingham Woods, so you enjoy the tranquil countryside whilst still experiencing the thriving town of Market Rasen.



# MARKET RASEN

- "a beautiful market town  
centered around its cobbled  
market place on the west edge  
of the Lincolnshire Wolds"

-Visit Lincolnshire

Home to the only racecourse in Lincolnshire, Market Rasen sits on the edge of the Lincolnshire Wolds and holds a busy high street with many independent shops. The town offers many local pubs and restaurants, as well as takeaways and a variety of hair and beauty salons.

Situated only approximately 15 miles away from Lincoln, Market Rasen allows you explore the historic city and its surrounding areas with ease.





# CHOOSE YOUR NEW HOME

# Woodland Walk

## 3 Bedroom Homes

The Kingfisher	Plots: 10, 13, 38, 40, 41
The Sparrow	Plots: 32, 37, 39
The Wagtail	Plots: 6, 7, 8, 9, 11, 12, 45, 46, 47, 48

## 4 Bedroom Homes

The Fieldfare	Plots: 1, 20, 28
The Woodlark	Plots: 2, 18, 21, 25, 42
The Skylark	Plots: 14, 44
The Pintail	Plots: 5, 43
The Goldfinch	Plots: 3, 4, 15, 16, 33, 34
The Merlin	Plots: 17, 35, 36

## 5 Bedroom Homes

The Kestrel	Plots: 19, 26, 27
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3 Bedroom Homes

Plots: 10, 13, 38, 40, 41

Gross Internal Area: 140m<sup>2</sup>

# The Kingfisher

A spacious, luxurious detached bungalow with detached garage, built to a high specification.

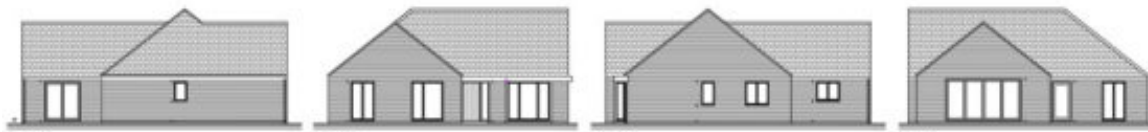
## GROUND FLOOR

Kitchen/Dining:	7.7m x 6.6m
Lounge:	4.8m x 3.9m
Bedroom1:	3.6m x 3.2m
Bedroom2:	3.2m x 2.9m
Bedroom3:	3.5m x 3.1m

## INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

\*Measurements are approx. All images are for illustration purposes only and are not to scale.



from £495,000

*Skylark*  
HOMES



## 3 Bedroom Homes



# The Sparrow

Plots: 32, 37, 39

Gross Internal Area: 110.1m<sup>2</sup>



from £385,000



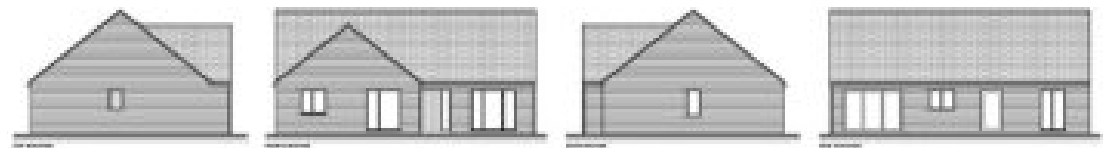
### GROUND FLOOR

Kitchen/Dining:	6.9mx3.5m
Lounge:	4.8mx3.9m
Bedroom1:	3.6mx3.1m
Bedroom2:	3.2mx2.9m
Bedroom3:	3.5mx3.1m

### INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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## 3 Bedroom Homes



# The Wagtail

Plots: 6, 7, 8, 9, 11, 12, 45, 46, 47, 48

Gross Internal Area: 113.7m<sup>2</sup>

A classic, yet luxurious 3 bedroom semi-detached home with three generously sized bedrooms and an attached garage.

### GROUND FLOOR

Kitchen/Dining: 5.7m x 3.9 m  
Lounge: 5.3 m x 3.4 m

### FIRST FLOOR

Bedroom1: 4.3m x 3m  
Bedroom2: 3.5m x 3m  
Bedroom3: 3.2m x 2.7m

### INCLUDES:

Solar Panels  
Underfloor Heating  
Integrated Kitchen  
EV Charge Point  
& more high spec finishes.

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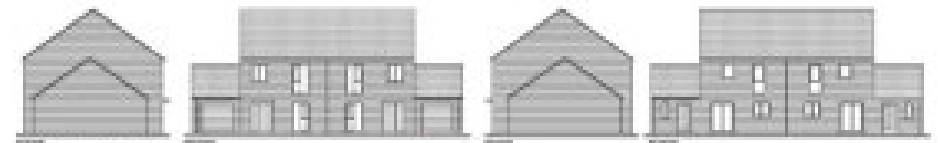
from £290,000



Ground Floor



First Floor



## 4 Bedroom Homes



# The Fieldfare

Plots: 1, 20

Gross Internal Area: 156.6m<sup>2</sup>



from £475,000

A stylish, contemporary four bedroom detached home with detached garage.

### GROUND FLOOR

Kitchen/Dining:	6.7m x 4.5m
Lounge:	5m x 3.4m
Study:	3.5m x 2.5m

### FIRST FLOOR

Bedroom1:	3.4m x 3.3m
Bedroom2:	3.7m x 3.6m
Bedroom3:	2.9m x 3.8m
Bedroom4:	5.1m x 2.5m

### INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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Ground Floor



First Floor



4 Bedroom Homes

Plots: 2, 18, 21, 25, 42

Gross Internal Area: 191.4m<sup>2</sup>

# The Woodlark

A gorgeous, detached four bedroom home with detached garage, and perfect living space for all.

## GROUND FLOOR

Kitchen/Dining:	6.1m x 5.8m
Lounge:	6.4m x 3.5m
Study:	4.3m x 3.5m

## FIRST FLOOR

Bedroom1:	5.2m x 3.5m
Bedroom2:	3.8m x 3.4m
Bedroom3:	3.5m x 3.1m
Bedroom4:	3.5m x 3.1m

## INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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from £525,000



Ground Floor



First Floor



4 Bedroom Homes



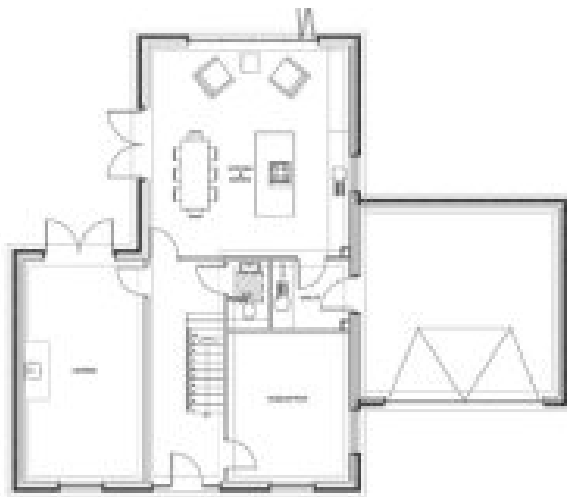
# The Skylark

Plots: 14 , 44

Gross Internal Area: 191.4m<sup>2</sup>



from £580,000



Ground Floor



First Floor

A gorgeous, detached four bedroom home with attached garage, and perfect living space for all.

## GROUND FLOOR

Kitchen/Dining:	6.1 m x 5.8m
Lounge:	6.4m x 3.5m
Study:	4.3m x 3.5m

## FIRST FLOOR

Bedroom1:	5.2m x 3.5m
Bedroom2:	3.8m x 3.4m
Bedroom3:	3.5m x 3.1m
Bedroom4:	3.5m x 3.1m

## INCLUDES :

Solar Panel	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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## 4 Bedroom Homes



# The Pintail

Plots: 5, 43

Gross Internal Area: 176.8m<sup>2</sup>



from £500,000



Ground Floor



First Floor

A contemporary detached home with four bedrooms, detached garage and separate study area.

### GROUND FLOOR

Kitchen/Dining:	9.4m x 3.5m
Lounge:	6.5m x 3.5m
Study:	3.5m x 2.8m

### FIRST FLOOR

Bedroom1:	4.1m x 3.5m
Bedroom2:	4.2m x 3.5m
Bedroom3:	3.6m x 3.5m
Bedroom4:	3.6m x 2.9m

### INCLUDES:

Quartz Worktops  
Underfloor Heating  
Integrated Kitchen  
EV Charge Point  
& more high spec finishes.

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## 4 Bedroom Homes



# The Goldfinch

Plots: 3, 4, 15, 16, 33, 34

Gross Internal Area: 153m<sup>2</sup>



from £440,000

A beautiful four bedroom detached home, with detached garage, generous living area and separate office and lounge space.

### GROUND FLOOR

Kitchen/Dining:	8.8m x 4.7m
Lounge:	4.3m x 3.5m
Study:	3.5m x 2m

### FIRST FLOOR

Bedroom1:	4.1m x 3.7m
Bedroom2:	3.5m x 3.1m
Bedroom3:	3.5m x 3.1m
Bedroom4:	3.6m x 3.5m

### INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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Ground Floor



First Floor



## 4 Bedroom Homes



# The Merlin

Plots: 17, 35, 36

Gross Internal Area: 185.6m<sup>2</sup>

A stylish and bespoke four bedroom home, with spacious lounge area, separate office space and generous-size kitchen and diner. Inclusive of two en-suites and detached garage.

### GROUND FLOOR

Kitchen/Dining:	6.4m x 5.7m
Lounge:	6.2m x 3.9m
Study:	4.3m x 2.4m

### FIRST FLOOR

Bedroom1:	4.1m x 3.7m
Bedroom2:	14.1m x 3.7m
Bedroom3:	4.4m x 2.6m
Bedroom4:	4.4m x 2.6m

### INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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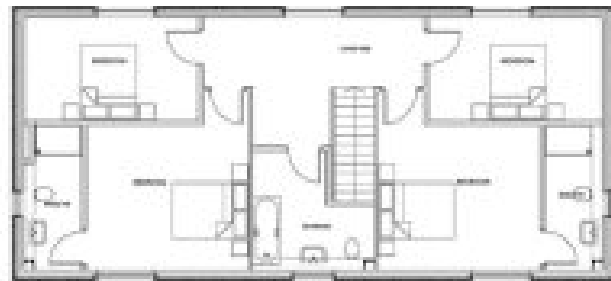


from £545,000

Ground Floor



First Floor



## 5 Bedroom Homes



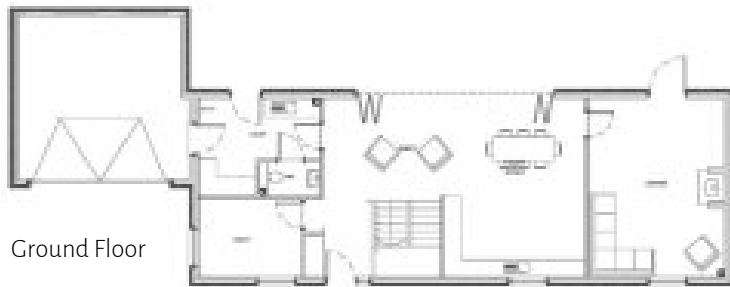
# The Kestrel

Plots: 19, 26, 27

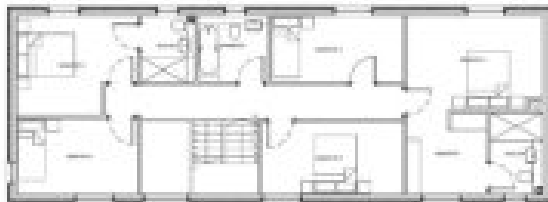
Gross Internal Area: 205.8m<sup>2</sup>



from £595,000



Ground Floor



First Floor

A stunning, grand five bedroom detached home with detached garage, generously-sized garden, and large living and kitchen/diner spaces. Inclusive of two en-suites and dressing room to the master.

### GROUND FLOOR

Kitchen/Dining:	Details on floor plans
Lounge:	5.9m x 4.5m
Study:	3.6m x 2.6m

### FIRST FLOOR

Bedroom1:	5.9m x 4m
Bedroom2:	4m x 3.3m
Bedroom3:	4.7m x 2.4m
Bedroom4:	4m x 2.5m
Bedroom5:	4.3m x 2.2m

### INCLUDES:

Solar Panels	Integrated Kitchen
Quartz Worktops	EV Charge Point
Underfloor Heating	& more high spec finishes.

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CHOOSE  
YOUR FINISH



At Skylark Homes, our homes are complete ready for move in straight way with ease. We are proud to be one of the few developers that handover our houses with a high-finish specification, limiting the need for more hassle on move-in day.

We only use the best quality as standard:

- Integrated kitchen appliances (fridge/freezer, induction hob, oven, wine cooler, sink and dishwasher, microwave oven\*).
- Quartz Worktops\*
- Woodstove Log Burners\*
- Bathroom Furniture
- Canterbury Extra Carpets, LVT Flooring, Ceramac Tiling and Dulux Heritage Paint
- Turfed Garden & Indian Sandstone Patio
- Block Paved Driveway
- EV Charging Point
- Solar Panels\*

We use high quality fixtures and fittings as standard in all of our houses, however there are upgrades available subject to plot.

*\*subject to plot*





We have designs and styles to suit your preference. You are welcome to visit us at our office to see our gorgeous options for yourself.

We are always open to making your home your dream. If you have any queries or ideas for your new home, please let us know so we can work with you to make it a reality.

We pride ourselves on being the best for bespoke and individual builds compared to other developers. Visit us at our site and see for yourself!





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All floor plans are for illustration purposes only, please refer to specialist kitchen and bathroom plans for more details.

All CGI visuals, landscaping, materials and images are for illustration only.

House prices are guide prices only.