



# GILDING FIELDS

SWINESHEAD





## GILDING FIELDS SWINESHEAD

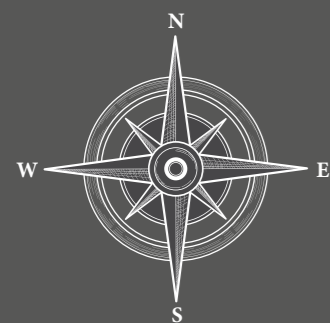
“ S.L Developments are delighted to launch the exclusive Gilding Fields in Swineshead, offering only 18 bespoke homes of the highest quality within walking distance of the historic village centre. ”

The quality of both materials and workmanship in these luxury homes compliment the outlook in this traditional village setting, which combine perfectly with spacious contemporary designs, high level of specification and premium finishes throughout.

Coupled with beautiful countryside views, features including solid oak staircases, under-floor heating and quartz worktops blend modern aesthetics with country charm. Perfect for unique lifestyles and dynamic family living, each property has

been designed to provide generous communal areas as well as private spaces for individual pursuits.

The properties enjoy a good degree of space and will be surrounded by landscaped gardens creating a most private and tranquil outdoor haven with plentiful parking for both homeowners and visitors alike. We believe that S.L Developments offer a remarkable living experience totally unrivalled by any other developer.



# LIVING IN SWINESHEAD

Swineshead is a charming village located near Boston in Lincolnshire, perfectly suited for those seeking the tranquility of village life alongside the conveniences of nearby towns. This picturesque village combines rural serenity with easy access to the historic town of Boston.

The village caters well to daily needs with local amenities including a community store and a primary school. At the heart of Swineshead is the local pub, a vibrant community hub known for its welcoming atmosphere and delicious, home-cooked meals available for dine-in or takeaway.

For those desiring more vibrant entertainment, the bustling town of Boston is just a short drive

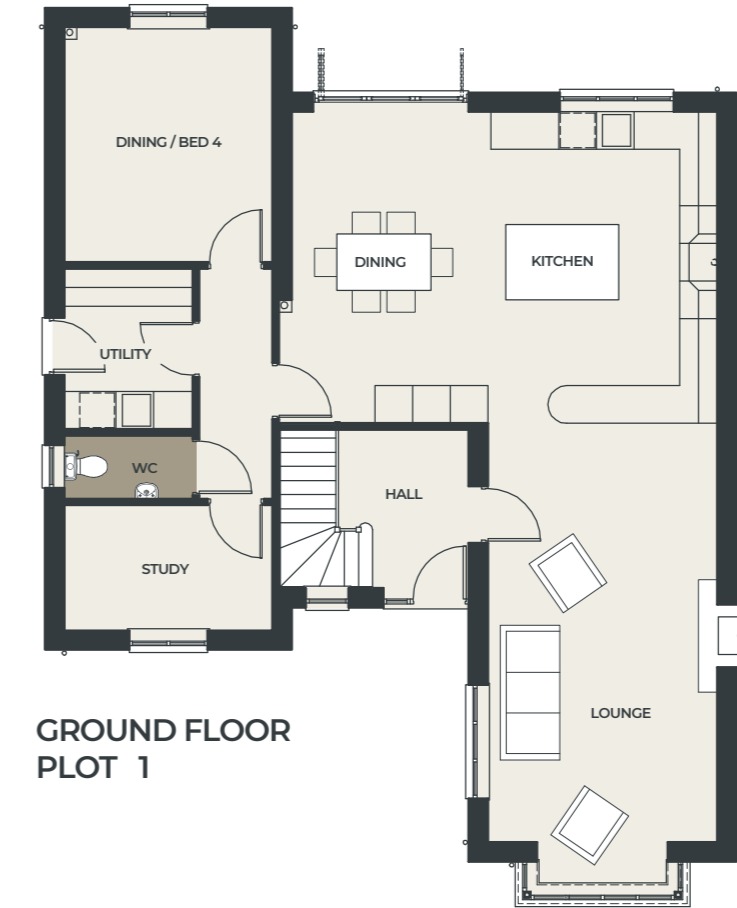
away. Here, you'll find a lively shopping district featuring both well-known retail brands and unique boutiques. A variety of cafes and restaurants offer diverse culinary options, and the local nightlife includes everything from cozy pubs to cultural venues.

Swineshead is also conveniently located for commuters, providing straightforward access to larger cities through nearby transport links. This makes it an ideal place for those looking to balance a peaceful country lifestyle with the benefits of urban living.





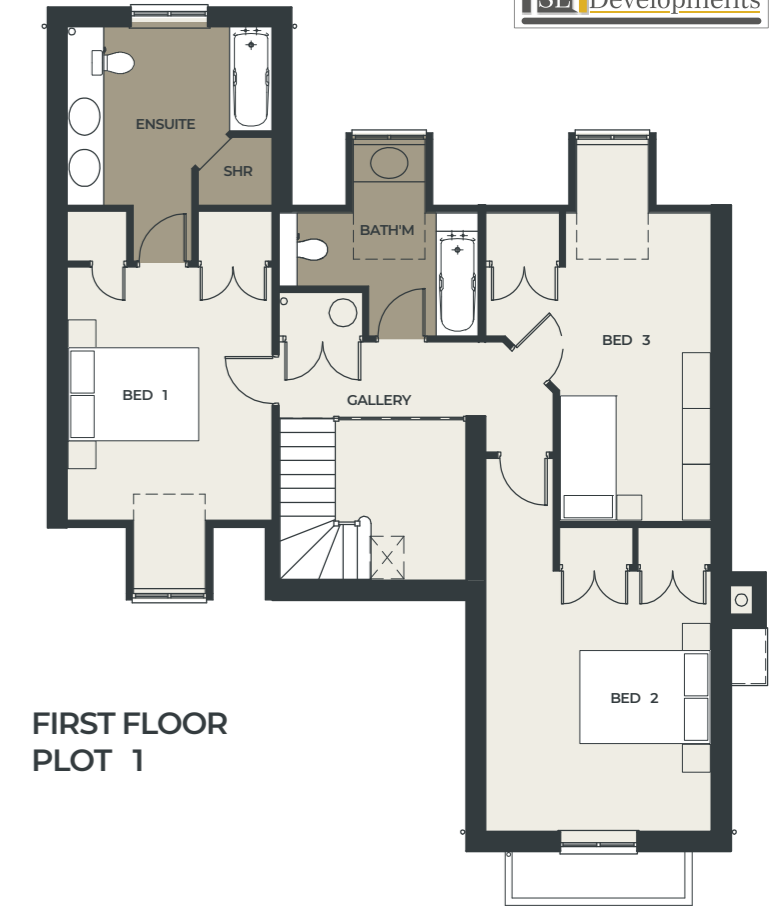
## Mapletree PLOT 1



### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen/Dining	6.78 x 4.87
Bedroom 4/Dining	3.75 x 3.32
Lounge	6.77 x 3.66 (excl. bay)
Study	3.32 x 2.00
Utility	2.04 x 2.56
WC	2.04 x 1.01

 **TOTAL AREA**  
2,273 Sq ft



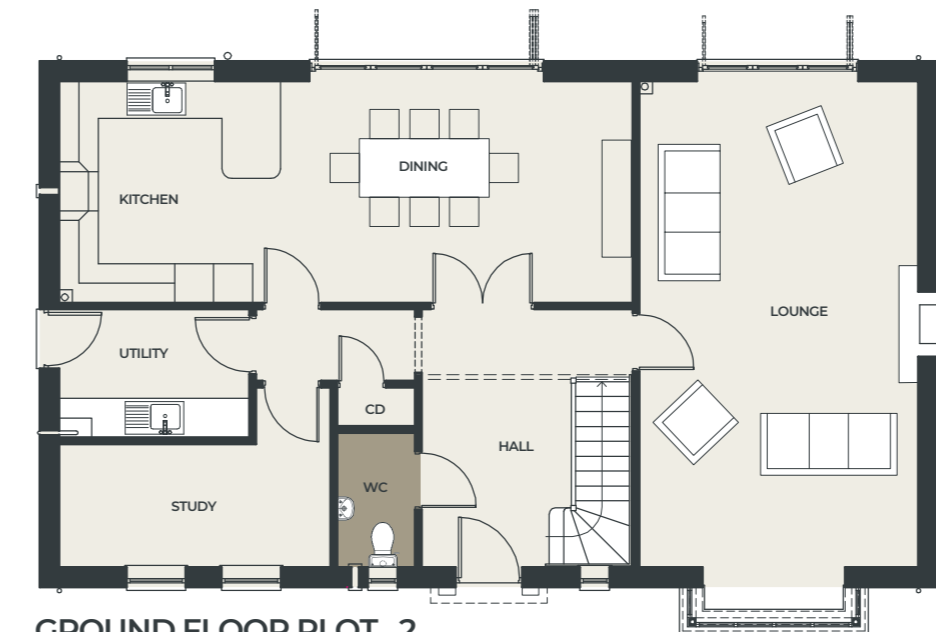
### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1 (Master)	5.00 x 3.32 (excl. dormer, incl. Cupboards)
En-suite 1	2.88 x 3.32
Bedroom 2	4.21 x 3.66
Bedroom 3	4.99 x 3.66 (excl. dormer)
Bathroom	3.22 x 2.00 (excl. dormer, incl. Cup'd)

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.



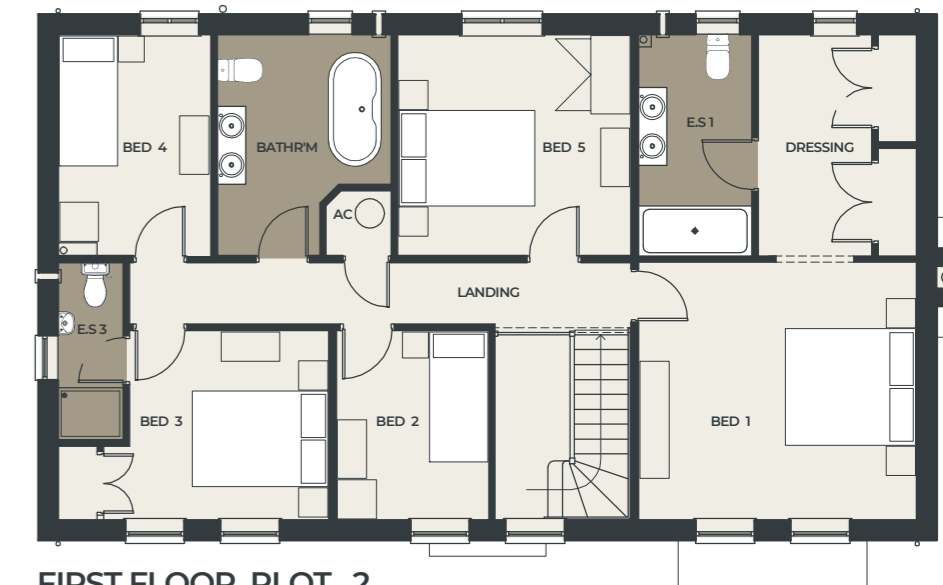
## Kingston PLOT 2



### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen/Dining	8.82 x 3.41
Lounge	7.48 x 4.29 (excl. bay)
Study	4.17 x 1.90
Utility	2.92 x 1.97
WC	1.20 x 2.07

**TOTAL AREA**  
2,465 Sq ft



### INTERIOR DIMENSIONS

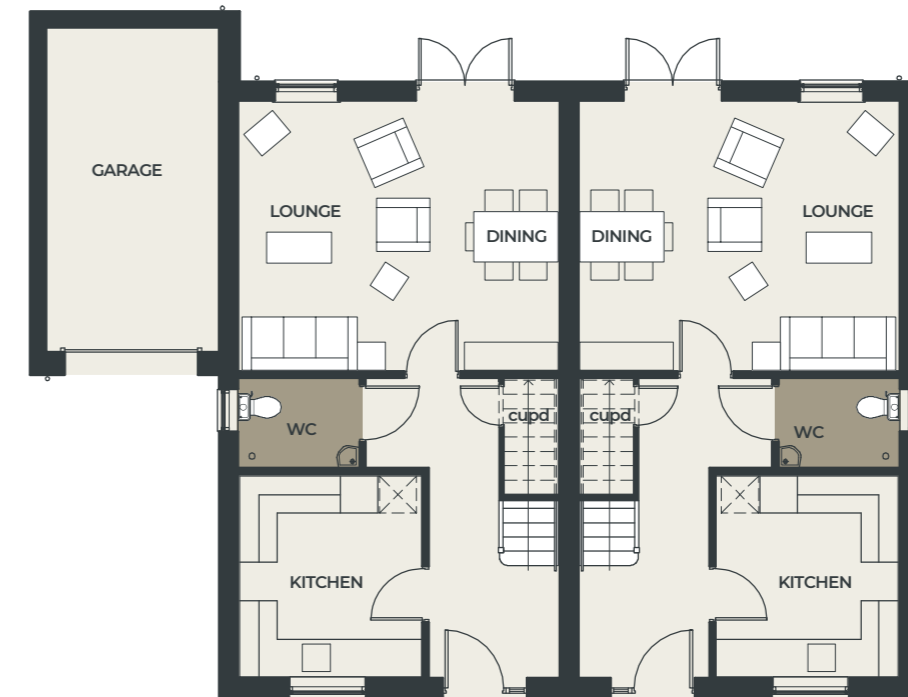
FIRST FLOOR	Metres
Bedroom 1	4.29 x 3.97
En-suite 1	1.75 x 3.41
Dressing	2.44 x 3.41 (incl. Cup'd)
Bedroom 2	2.35 x 2.92
Bedroom 3	3.07 x 2.92
En-suite 3	1.00 x 2.73
Bedroom 4	3.41 x 2.35
Bedroom 5	3.41 x 3.60
Bathroom	3.41 x 2.67 (incl. Cyl. Cup'd)

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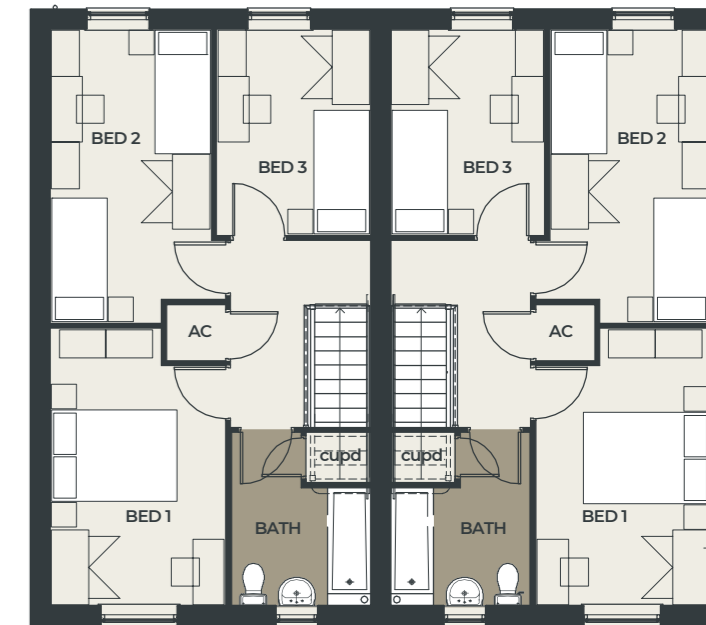
# Birch

## PLOT 3 & 4



PLOT 3  
GROUND FLOOR

PLOT 4



PLOT 3 FIRST FLOOR PLOT 4

**INTERIOR DIMENSIONS - Plot 3**

GROUND FLOOR	Metres
Kitchen	3.27 x 2.96
Lounge/Dining	5.16 x 4.35
Garage	5.22 x 2.78
WC	1.45 x 1.95

**INTERIOR DIMENSIONS - Plot 4**

GROUND FLOOR	Metres
Kitchen	3.27 x 2.96
Lounge/Dining	5.16 x 4.35
WC	1.45 x 1.95

**INTERIOR DIMENSIONS - Plot 3 & 4**

FIRST FLOOR	Metres
Bedroom 1	4.46 x 2.82
Bedroom 2	4.73 x 2.60
Bedroom 3	3.32 x 2.48
Bathroom	2.79 x 2.24 (incl.Cup'd)

**TOTAL AREA**  
1,192 Sq ft

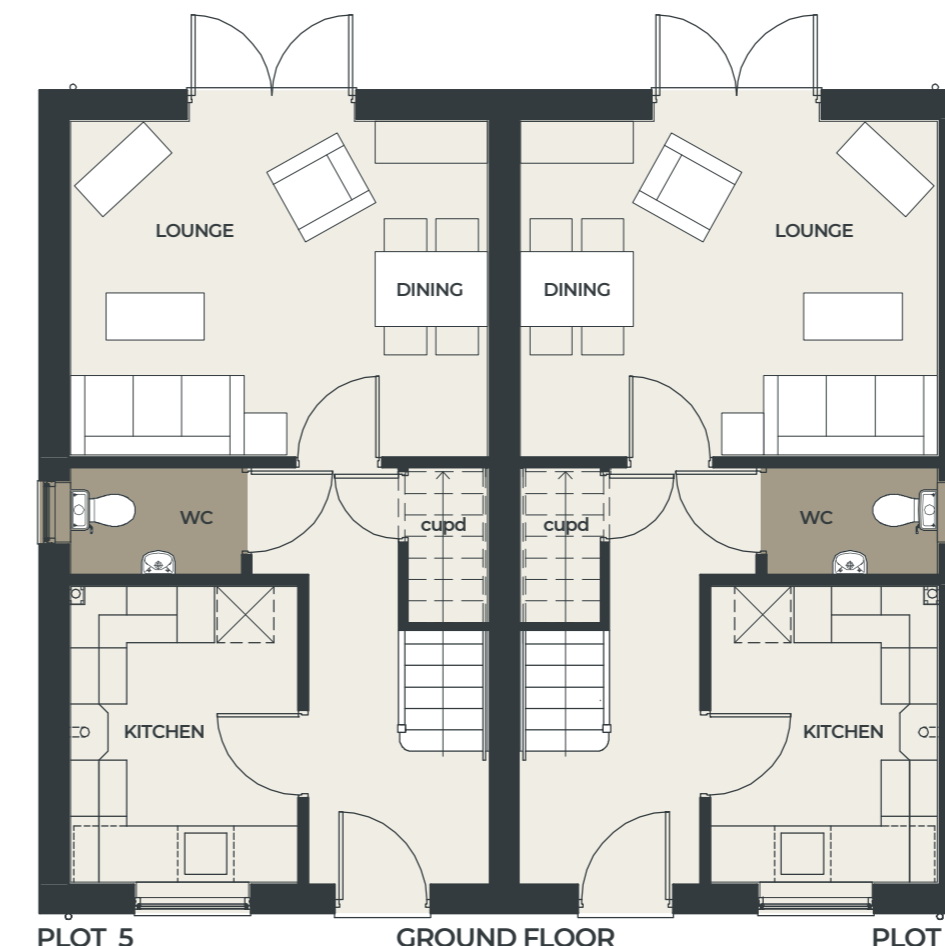
**TOTAL AREA**  
1,033 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.



# Birchwood

## PLOT 5 & 6

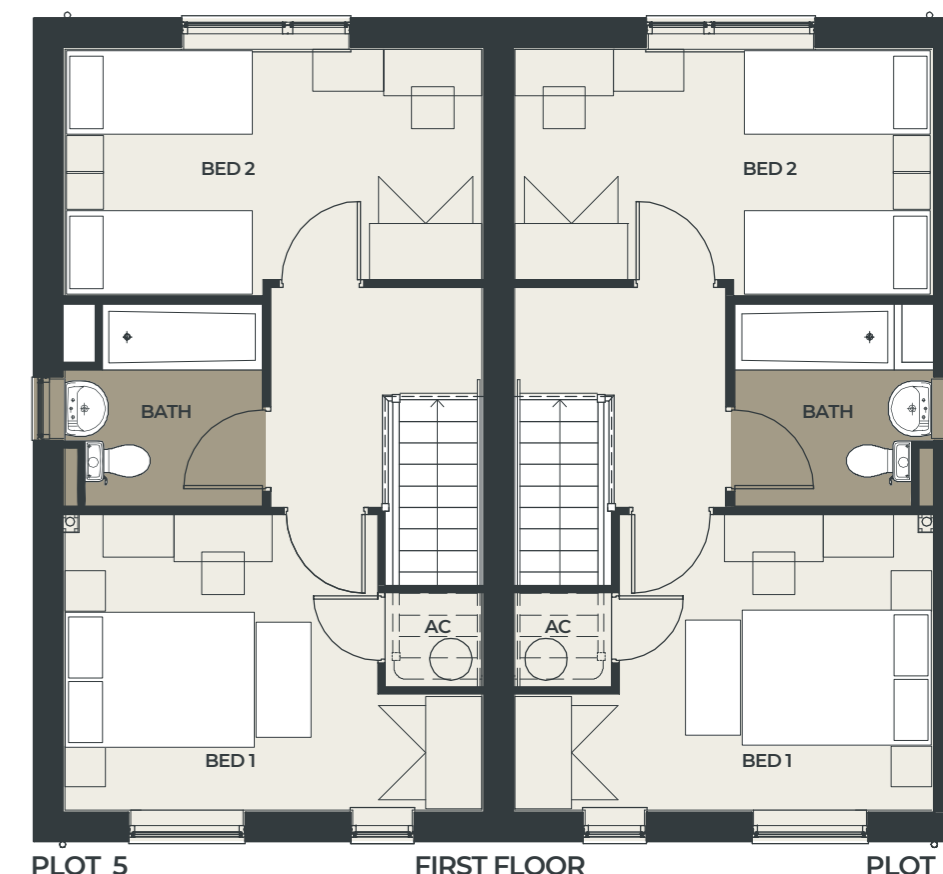


PLOT 5 GROUND FLOOR PLOT 6

**INTERIOR DIMENSIONS**

GROUND FLOOR	Metres
Kitchen	3.20 x 2.45
Lounge/Dining	4.49 x 3.60
WC	1.15 x 1.85

**TOTAL AREA**  
789 Sq ft



PLOT 5 FIRST FLOOR PLOT 6

**INTERIOR DIMENSIONS**

FIRST FLOOR	Metres
Bedroom 1	3.17 x 4.49 & 3.35
Bedroom 2	4.49 x 2.65 & 2.48
Bathroom	2.13 x 2.11

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.



## Ashford PLOT 7



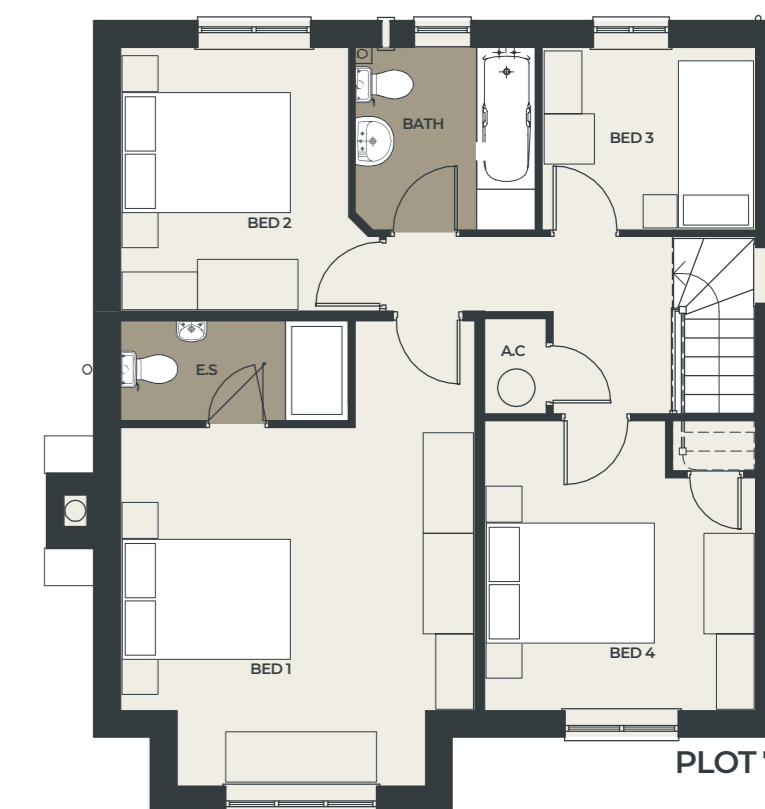
GROUND FLOOR

## INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen/Dining	7.59 x 3.16
Lounge	5.56 x 4.24
WC	2.24 x 1.02

 TOTAL AREA  
1,509 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.



FIRST FLOOR

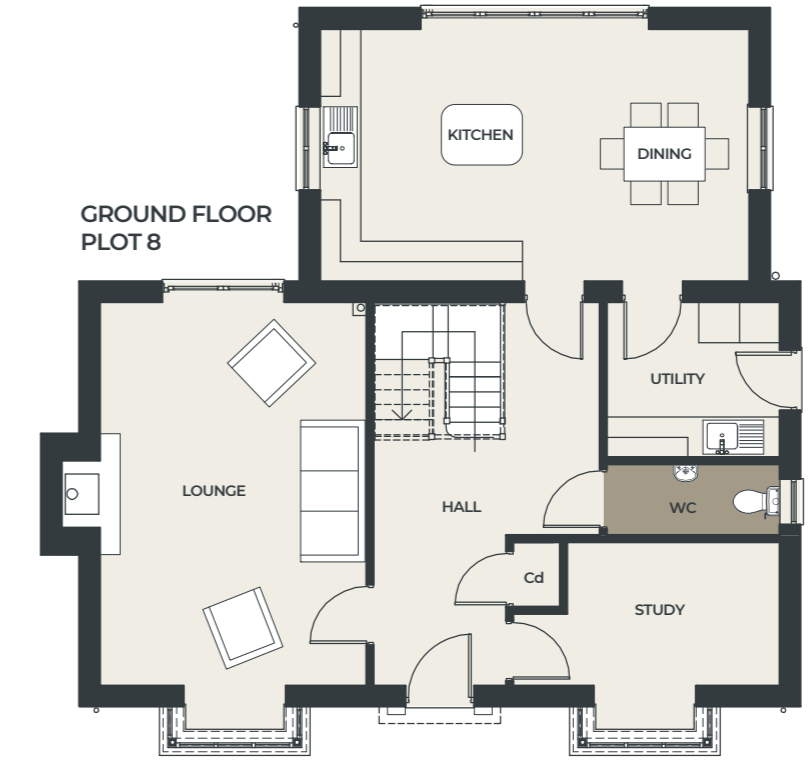
## INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	4.28 x 4.24
En-suite 1	2.72 x 1.20
Bedroom 2	3.16 x 2.73
Bedroom 3	2.55 x 2.15
Bedroom 4	3.46 x 3.25
Bathroom	2.15 x 2.15



# Mulberry

## PLOT 8



**INTERIOR DIMENSIONS**

GROUND FLOOR	Metres
Kitchen/Dining	6.35 x 3.95
Lounge	5.68 x 3.95
Study	3.15 x 2.13
Utility	3.56 x 2.30
WC	2.30 x 1.05



**INTERIOR DIMENSIONS**

FIRST FLOOR	Metres
Bedroom 1	3.95 x 3.68
En-suite 1	2.08 x 1.90
Dressing	1.77 x 1.90
Bedroom 2	3.25 x 3.65
En-suite 2	1.87 x 1.93
Bedroom 3	3.74 x 3.12
Bedroom 4	3.74 x 3.12
Bathroom	2.67 x 2.52

**TOTAL AREA**  
2,076 Sq ft

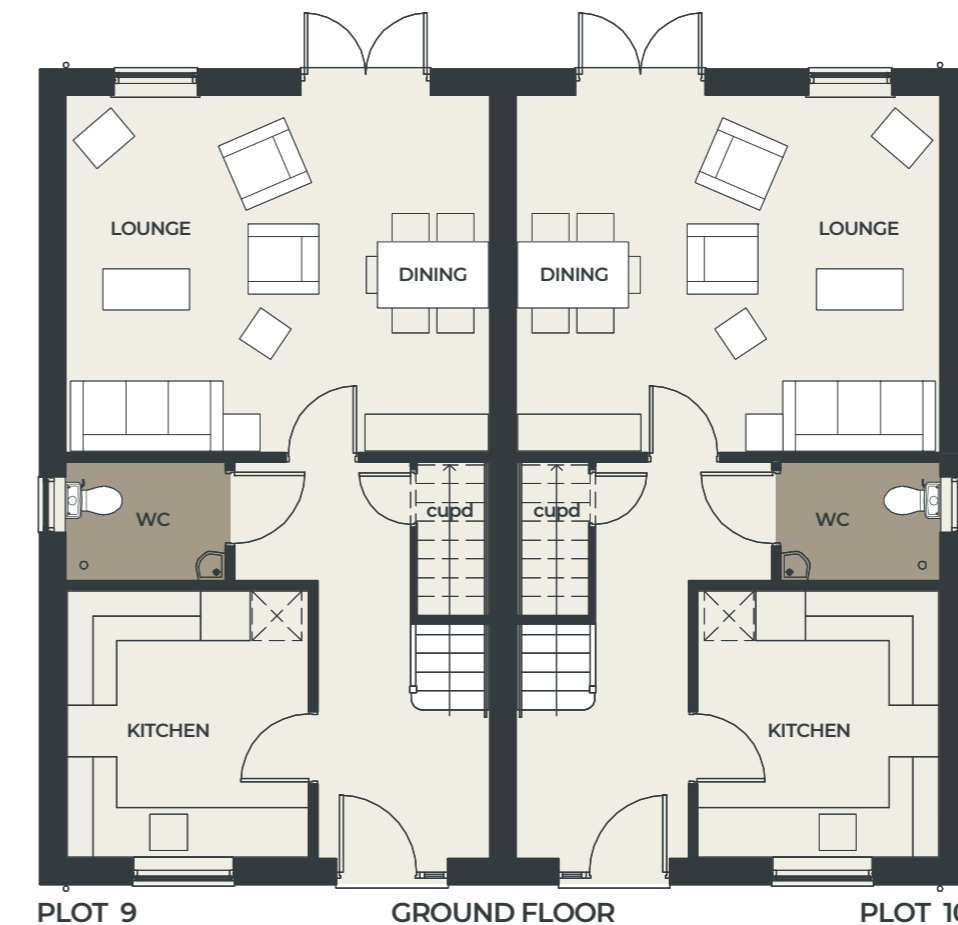
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# Oak

## PLOT 9 & 10

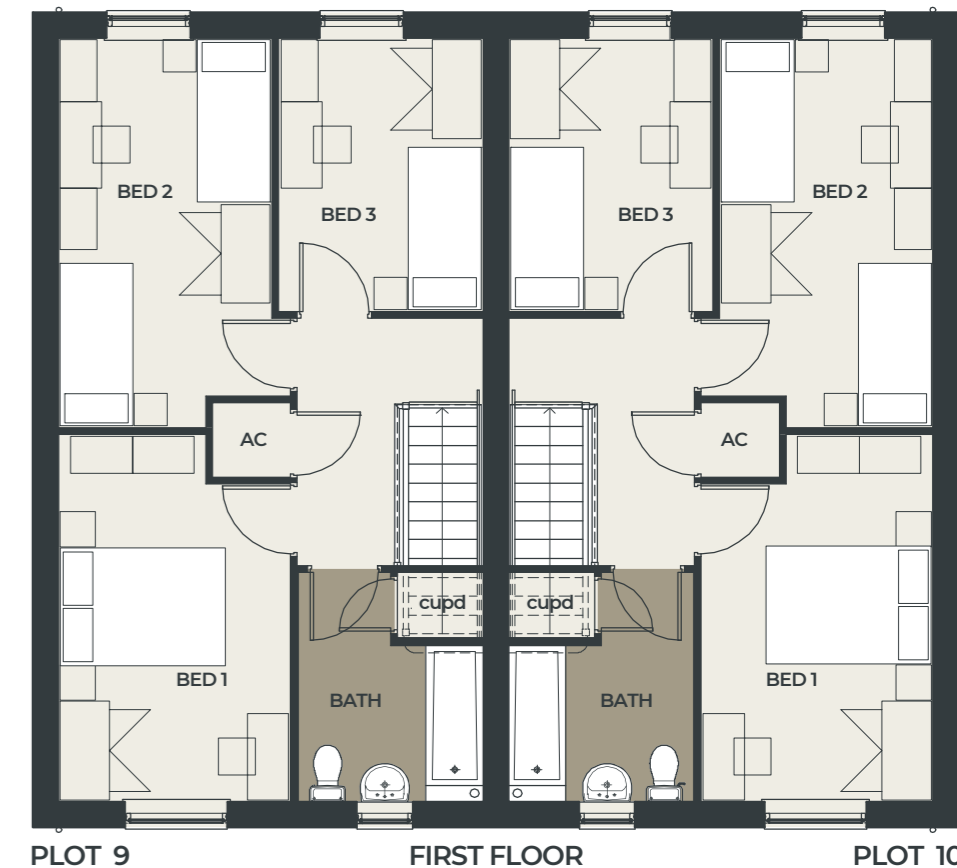


**INTERIOR DIMENSIONS**

GROUND FLOOR	Metres
Kitchen	3.27 x 2.96
Lounge/Dining	5.16 x 4.35
WC	1.95 x 1.45

**TOTAL AREA**  
1,003 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.

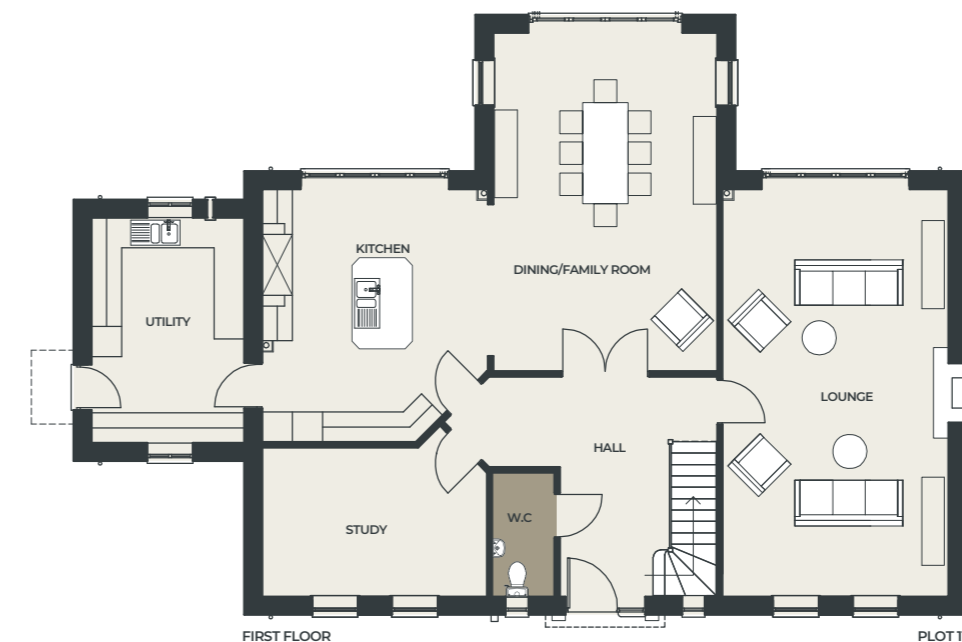


**INTERIOR DIMENSIONS**

FIRST FLOOR	Metres
Bedroom 1	4.46 x 2.82
Bedroom 2	4.73 x 2.60
Bedroom 2	3.32 x 2.48
Bathroom	2.24 x 1.9



## Aspen PLOT 11

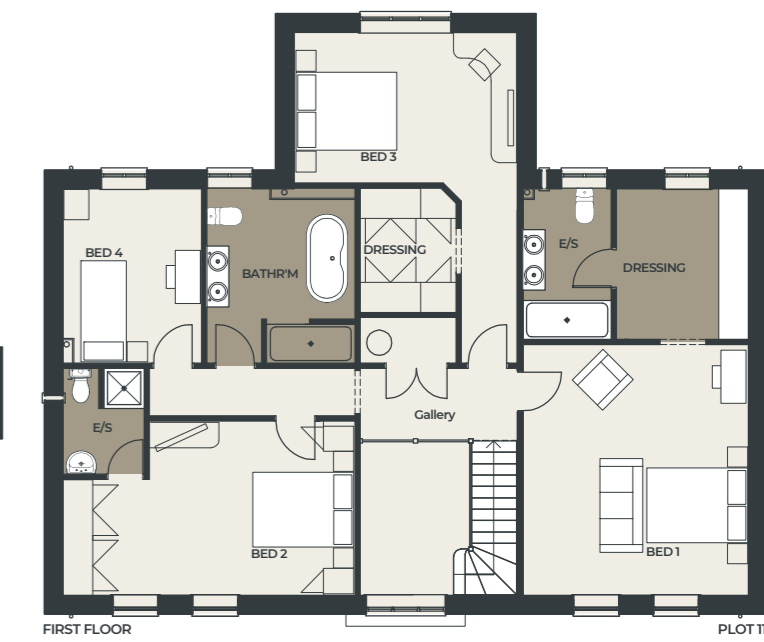


### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen	5.12 x 4.51
Dining/Family Room	6.80 x 4.55
Lounge	8.15 x 4.51
Study	4.51 x 2.93
Utility	4.55 x 3.07
WC	2.50 x 1.26

 **TOTAL AREA**  
3,220 Sq ft

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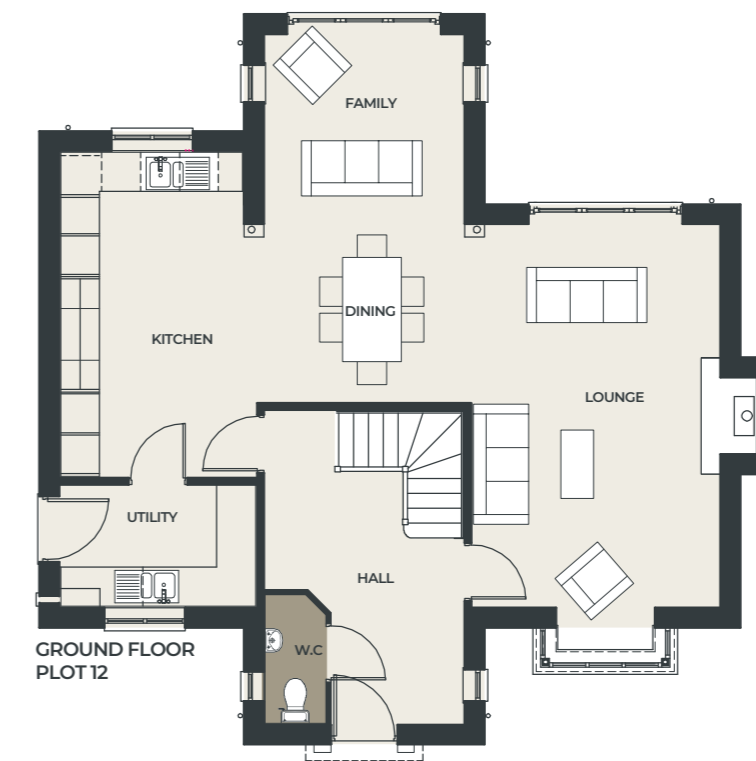


### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	4.51 x 5.00
En-suite 1	3.00 x 1.75
Dressing	3.00 x 2.66
Bedroom 2	3.50 (max) x 5.85 (max)
En-suite 2	2.10 x 1.70
Bedroom 3	4.55 x 3.05 (6.6 max)
Dressing 3	2.50 x 1.80 (max)
Bedroom 4	3.50 x 2.73
Bathroom	3.50 x 3.03



## Chestnut PLOT 12



### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen	5.00 x 3.05
Dining	3.09 x 2.75
Family	3.09 x 2.92
Lounge	5.90 x 3.83 (excl. bay)
Utility	1.85 x 3.05
WC	2.00 x 0.95



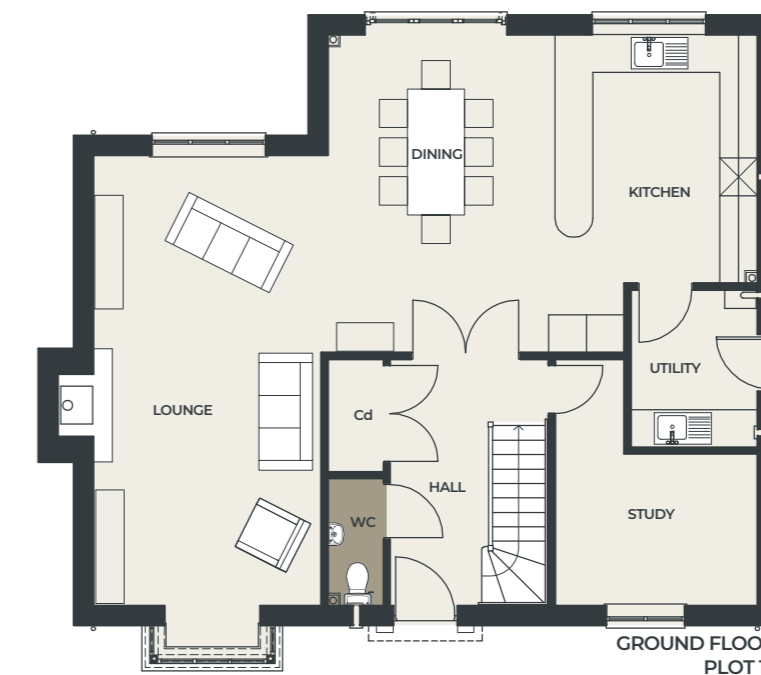
### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	4.10 x 3.83
En-suite 1	1.72 x 3.83
Bedroom 2	3.50 x 3.05
Bedroom 3	2.60 x 3.09
Bedroom 4	2.30 x 3.05
Bathroom	2.80 x 3.09 (incl. A.C.)

 **TOTAL AREA**  
1,896 Sq ft

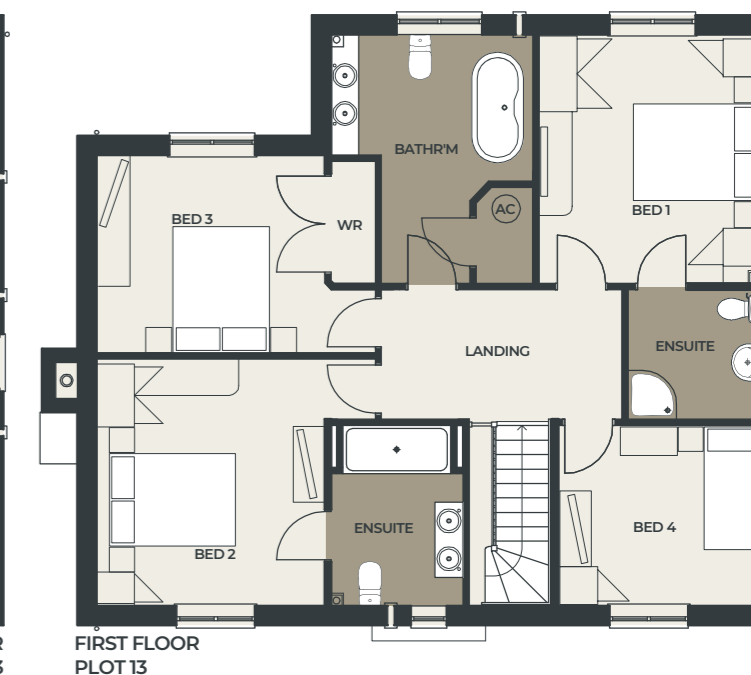


## Willow PLOT 13



### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen	3.94 x 3.20
Dining	5.02 x 3.60
Study	3.20 x 2.41
Lounge	7.14 x 3.61 (excl. bay)
Utility	2.50 x 2.00
CD	1.79 x 0.88
WC	2.02 x 0.88



### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	3.94 x 3.51
En-suite 1	2.10 x 2.05
Bedroom 2	3.91 x 3.61
En-suite 2	2.86 x 2.08
Bedroom 3	3.61 x 3.13 (excl. wardrobe)
Bedroom 4	3.20 x 2.86
Bathroom	3.94 x 3.19 (max dims)

 **TOTAL AREA**  
2,202 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.



## Holly

### PLOT 14

#### INTERIOR DIMENSIONS

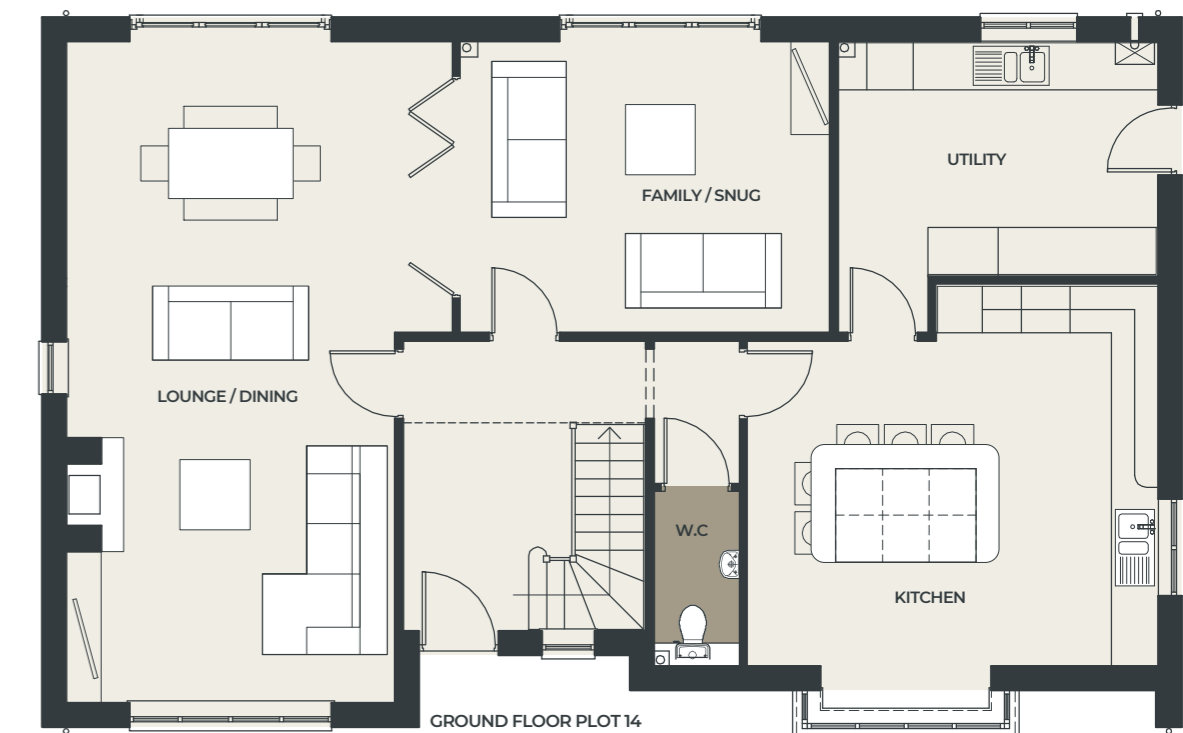
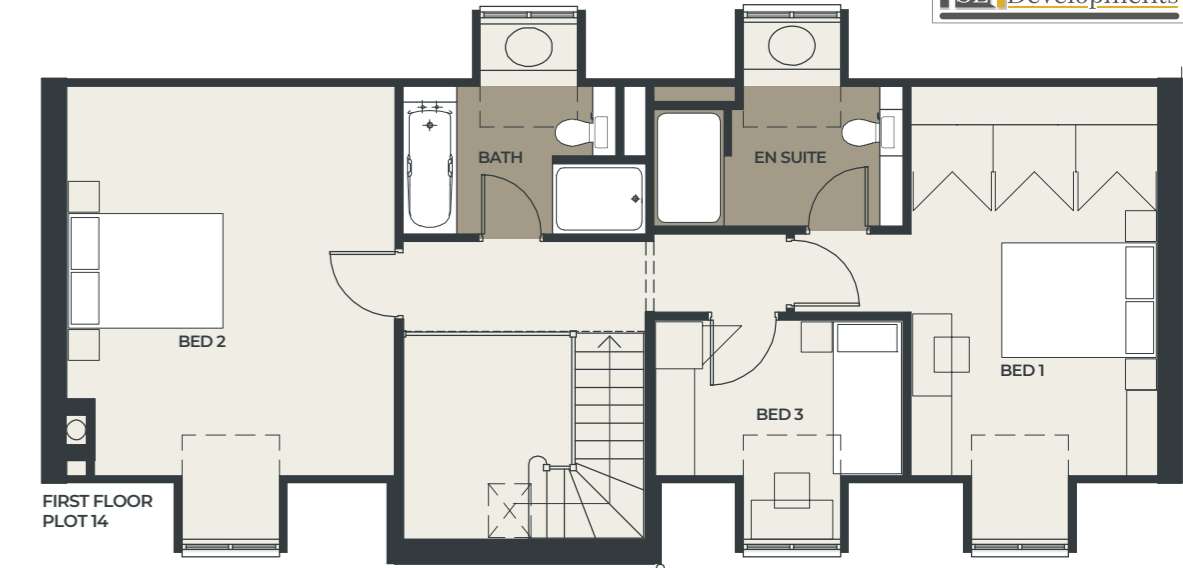
FIRST FLOOR	Metres
Bedroom 1	3.15 (4.65 max) x 5.00
En-suite 1	3.20 x 1.80
Bedroom 2	4.20 x 5.00
Bedroom 3	3.20 x 2.00
Bathroom	3.10 x 1.85

#### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen	5.25 (max) x 4.9 (max)
Lounge / Dining	4.2 (4.95 Dining) x 8.45
Family / Snug	4.70 x 3.70
Utility	4.10 x 3.00 (min)
WC	1.10 x 2.20

 **TOTAL AREA**  
2,056 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic. Dimensions do not include Bay or Dormer Windows





## Willowbrook

### PLOT 15

#### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	3.15 (4.65 max) x 5.00
En-suite 1	3.20 x 1.80
Bedroom 2	4.20 x 5.00
Bedroom 3	3.20 x 2.00
Bathroom	3.10 x 1.85

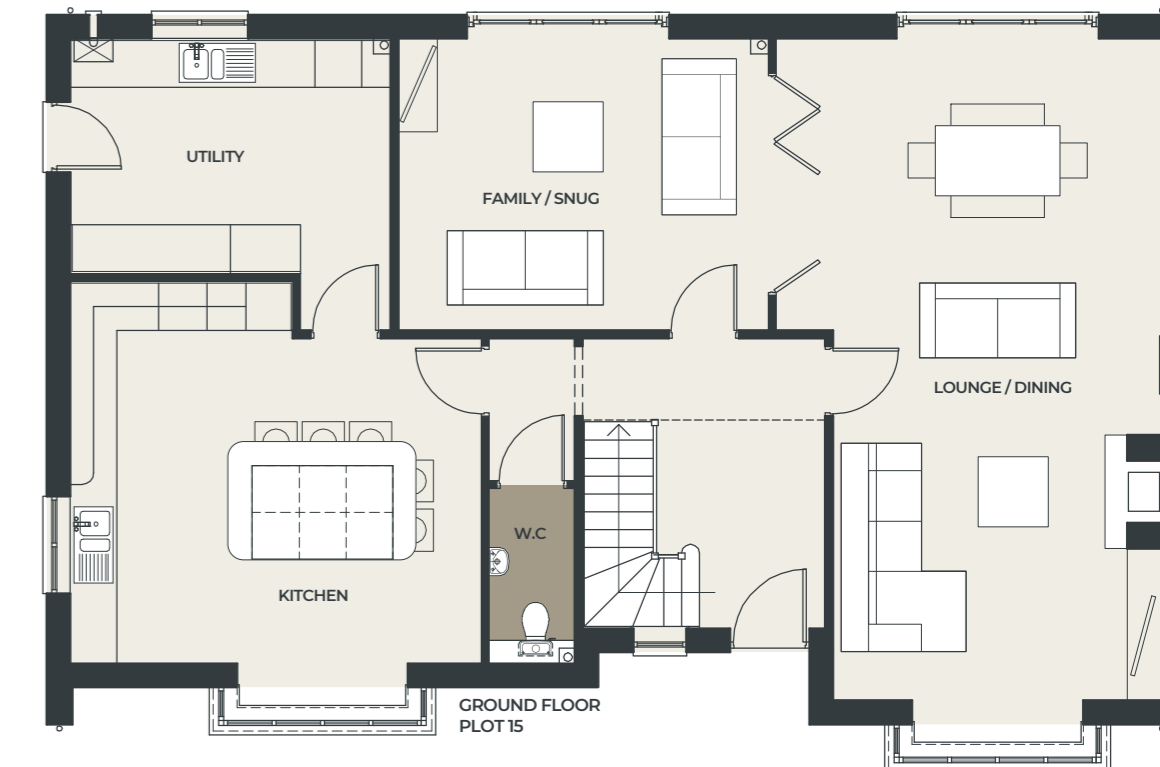
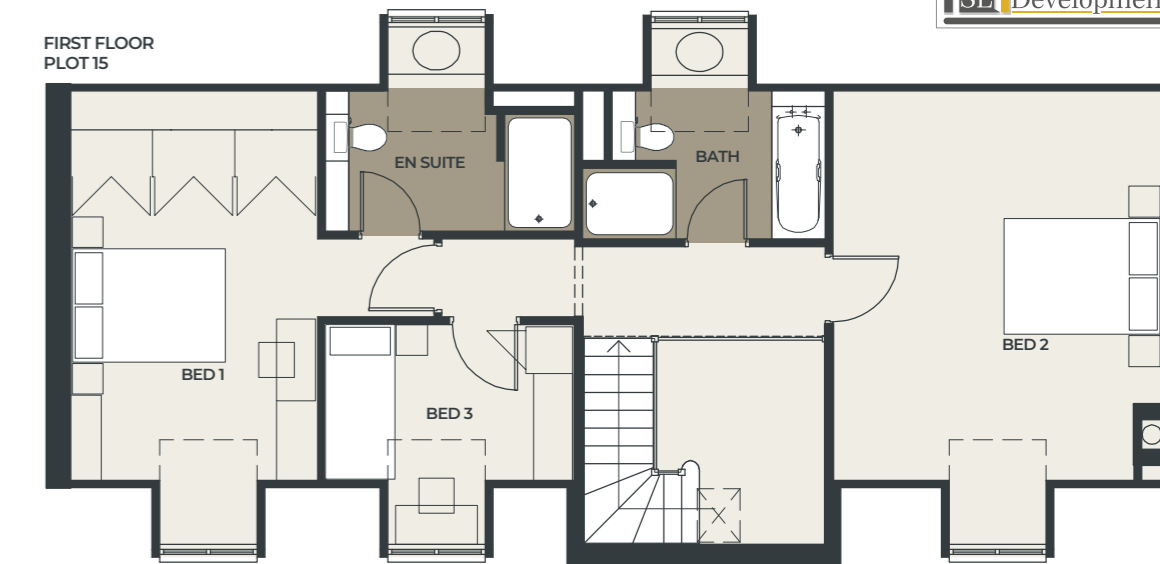
#### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen	5.25 (max) x 4.9 (max)
Lounge / Dining	4.2 (4.95 Dining) x 8.45
Family / Snug	4.70 x 3.70
Utility	4.10 x 3.00 (min)
WC	1.10 x 2.20

 **TOTAL AREA**  
2,070 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic. Dimensions do not include Bay or Dormer Windows

FIRST FLOOR  
PLOT 15





## Maplewood

### PLOT 16

#### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	3.15 (4.65 max) x 5.00
En-suite 1	3.20 x 1.80
Bedroom 2	4.20 x 5.00
Bedroom 3	3.20 x 2.00
Bathroom	3.10 x 1.85

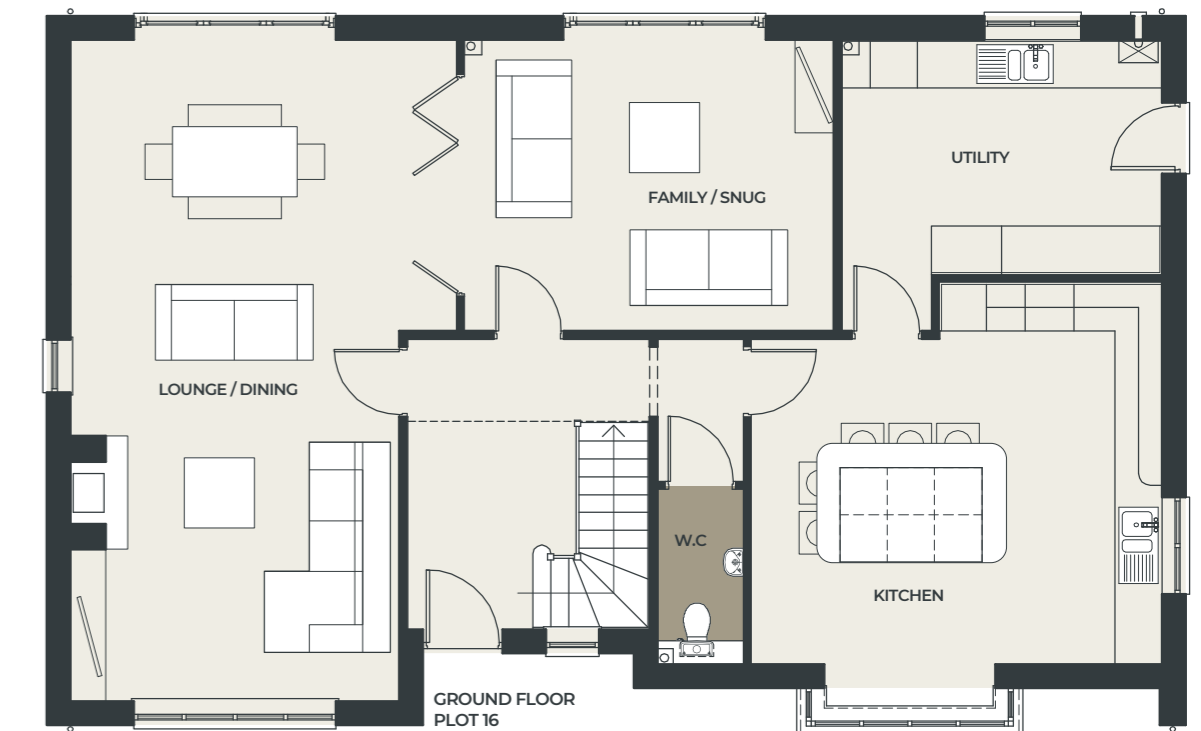
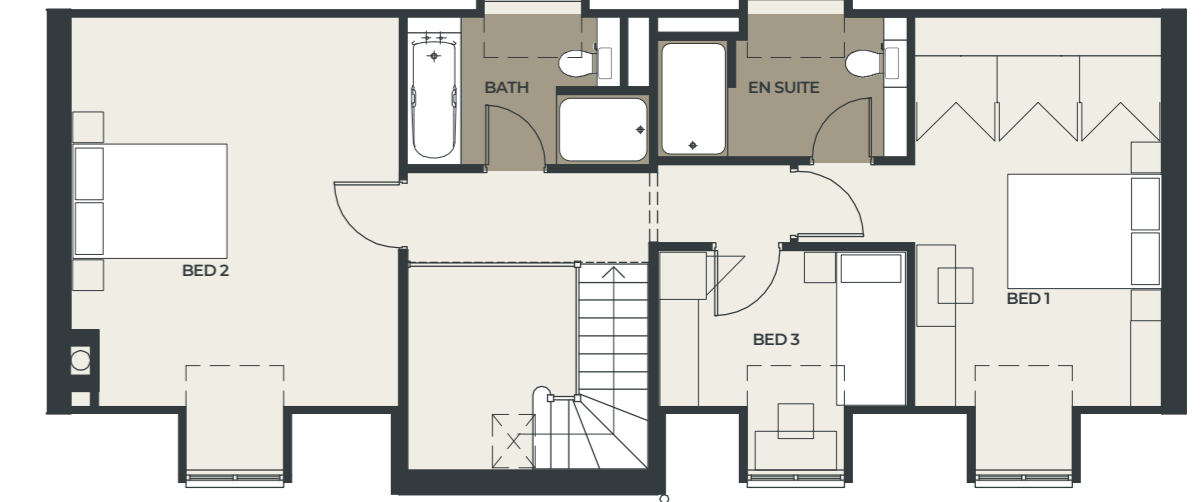
#### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen	5.25 (max) x 4.9 (max)
Lounge / Dining	4.2 (4.95 Dining) x 8.45
Family / Snug	4.70 x 3.70
Utility	4.10 x 3.00 (min)
WC	1.10 x 2.20

 **TOTAL AREA**  
2,056 Sq ft

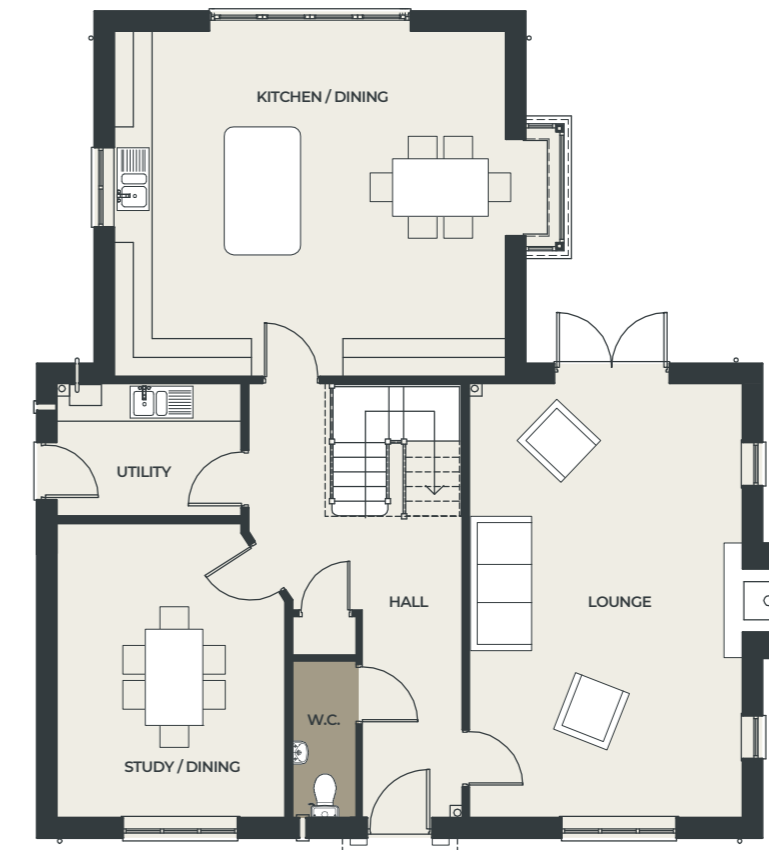
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FIRST FLOOR  
PLOT 16





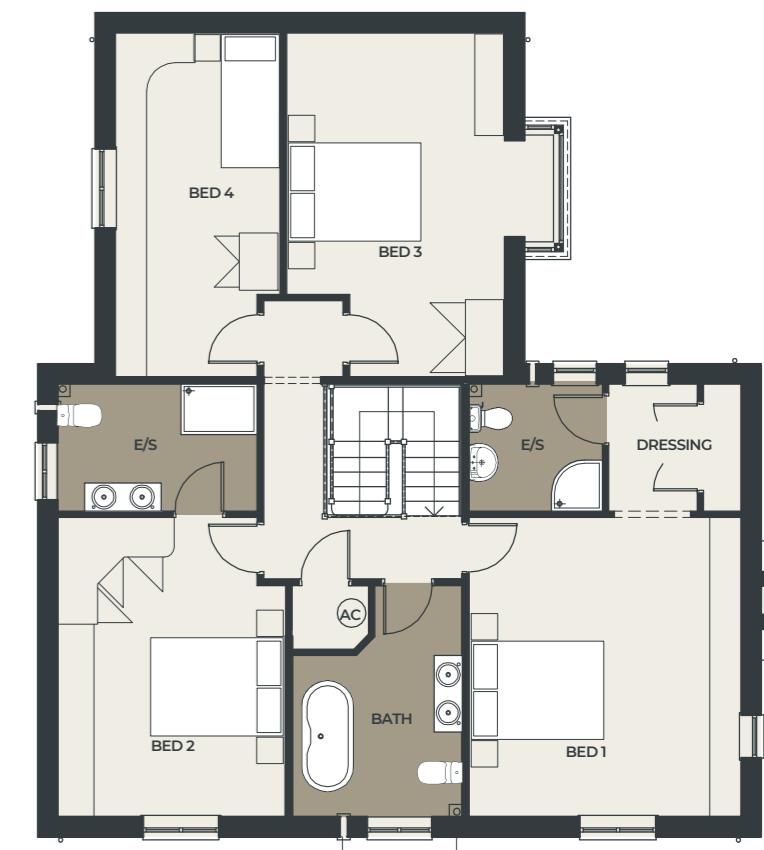
## Ascot PLOT 17



GROUND FLOOR PLOT 17

### INTERIOR DIMENSIONS

GROUND FLOOR	Metres
Kitchen / Dining	6.13 x 5.41 (excl. bay window)
Lounge	4.28 x 6.80
Study / Dining	3.58 (max) x 4.62
Utility	2.89 x 2.08
WC	1.00 x 2.45



FIRST FLOOR PLOT 17

### INTERIOR DIMENSIONS

FIRST FLOOR	Metres
Bedroom 1	4.28 x 4.70
En-suite 1	2.10 x 2.00
Dressing	2.10 x 2.08 (incl. wardrobe)
Bedroom 2	3.58 x 4.70
En-suite 2	3.38 x 2.00
Bedroom 3	3.43 (max) x 5.41 (max) (excl. bay window)
Bedroom 4	2.60 (max) x 5.41 (max)
Bathroom	3.10 x 1.85

 **TOTAL AREA**  
2,654 Sq ft

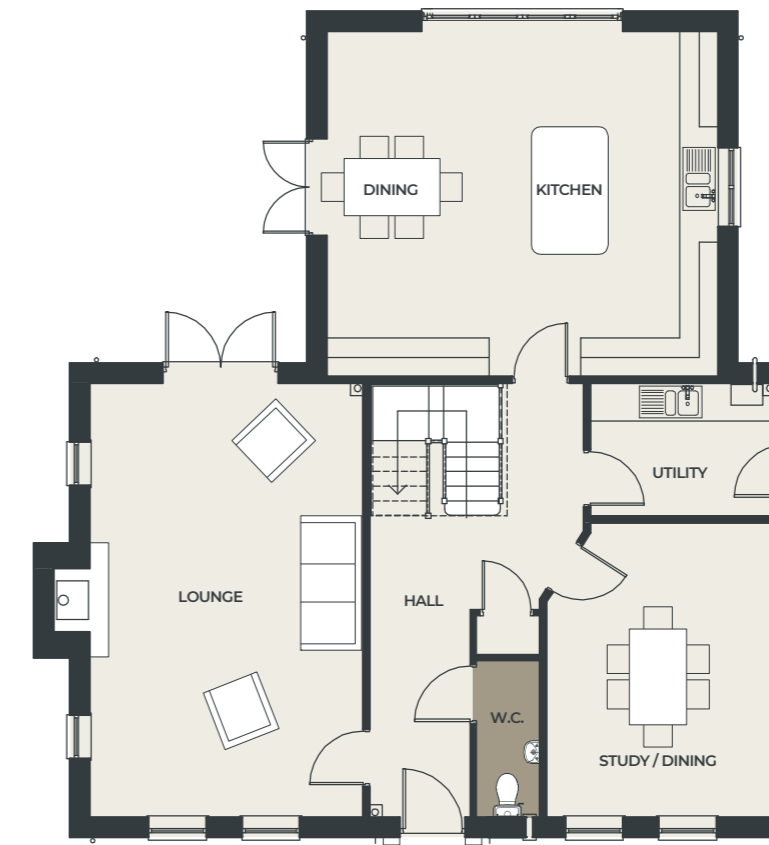
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# Elmstead

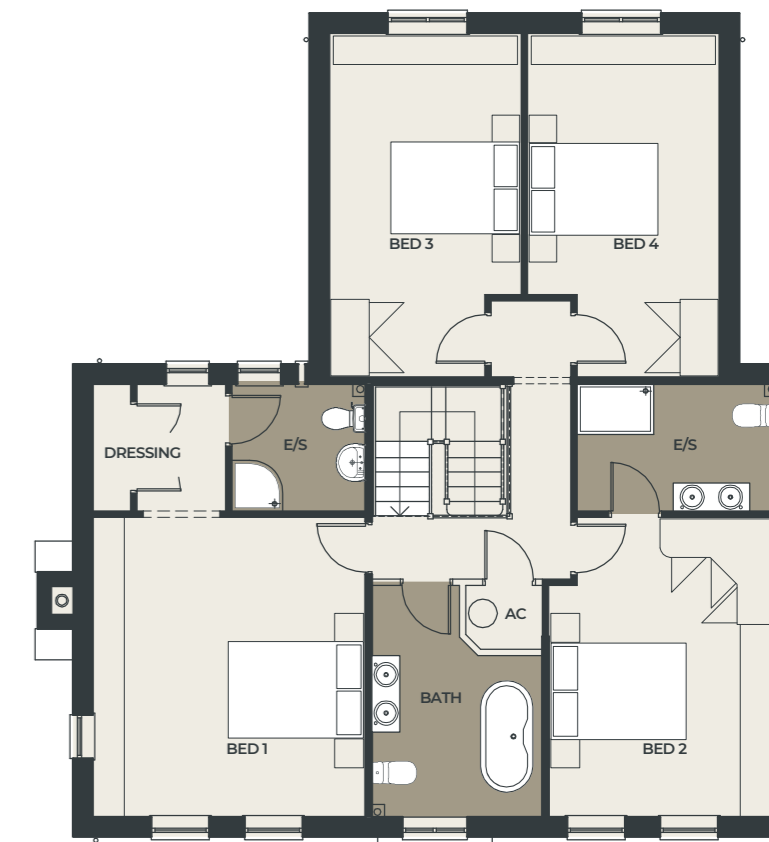
## PLOT 18



GROUND FLOOR PLOT 18

**INTERIOR DIMENSIONS**

GROUND FLOOR	Metres
Kitchen / Dining	6.13 x 5.41 (excl. bay window)
Lounge	4.28 x 6.80
Study / Dining	3.58 x 4.62
Utility	2.89 x 2.08
WC	1.00 x 2.45



FIRST FLOOR PLOT 18

**INTERIOR DIMENSIONS**

FIRST FLOOR	Metres
Bedroom 1	4.28 x 4.70
En-suite 1	2.10 x 2.00
Dressing	2.08 x 2.00 (incl. wardrobe)
Bedroom 2	3.58 (max) x 4.70
En-suite 2	3.13 x 2.00
Bedroom 3	3.01 & 2.44 x 5.41
Bedroom 4	3.01 & 2.23 x 5.41
Bathroom	2.67 x 3.63 (incl. A.C.)

**TOTAL AREA**  
2,641 Sq ft

N.B Dimensions are for guidance only. Kitchen layouts diagrammatic.

# Specification

## KITCHENS

Our kitchens feature contemporary, bespoke designs with various finishes, including shaker-style painted doors and smooth matte finishes. Options include handleless or handled doors, with brushed brass, copper, stainless steel, chrome, or matte black handle choices. Enhance your culinary space with internal lighting in drawers and a selection of cutlery storage solutions. Choose from quartz or marble worktops, with feature islands or peninsulas enhancing the functionality and aesthetic of the space. Integrated high-end appliances from Bora and Neff cater to a personalised kitchen experience, with dual ovens, integrated refrigeration, and expansive induction hobs with built-in extractors. Enjoy additional luxuries like integrated dishwashers, wine coolers, Quooker boiling taps, and spacious sinks. Kitchens and utility rooms come standard with Karndean flooring.

## BATHROOMS & EN-SUITES

Experience luxury with top-tier sanitary ware from Crosswater and Geberit. Choose from wall-hung or back-to-wall toilets with concealed cisterns and soft-close seats. Our spacious showers boast 300mm heads and are complemented by stylish Merlyn or Crosswater screens. Customisable tap and shower finishes include chrome, matte black, and brushed copper. Bathrooms feature

contemporary tiling, inset storage, and a variety of towel rail styles from Marlow or Crosswater.

## UTILITY ROOMS

Utility rooms are designed with bespoke units, offering options for full larders or overhead cupboards. Features include quartz worktops, integrated washers/dryers, and thoughtfully designed spaces for household essentials like ironing boards and vacuum cleaners.

## INTERNAL FINISHES

Our homes are finished with bespoke oak staircases featuring handrails, newel posts, and a choice of spindles. Oak doors complement the décor, with chrome, brushed satin, and matte black hardware options. Additional features include Worcester boilers with warranties, underfloor heating, and customisable fireplace surrounds.

## ELECTRICAL INSTALLATION & LIGHTING

Homes are designed with dual-orientation, ample electrical points, and TV connections. LED downlighters are standard, with dimmable options in primary living spaces. Kitchens feature island lighting with three pendant styles and integrated USB charging points.

## FLOORING

Standard offerings include Karndean and Cormar carpets with high-quality underlay. Upgrades are available for tiling or premium wool carpets throughout the home.

## SECURITY & CONNECTIVITY

Our homes are equipped with an insurance-approved intruder alarm system, high-speed fiber broadband connections from Openreach, and advanced window and door systems.

## EXTERNAL FINISHES

The external areas of each home are beautifully landscaped and feature Indian stone or porcelain patios. Driveways are constructed with high-end permeable block paving, and ample parking is provided. Additional conveniences include remote-controlled garage doors, high-speed EV charging points, and sophisticated exterior lighting systems.

## WARRANTIES & SERVICES

Every home has a 2-year warranty from SL Developments Ltd and a 10-year structural warranty. Our in-house interior company, Pocklington Interiors, offers bespoke services ranging from blinds to custom wardrobes, ensuring every detail of your new home is crafted to your liking.

## OPTIONAL EXTRAS AT ADDITIONAL COST

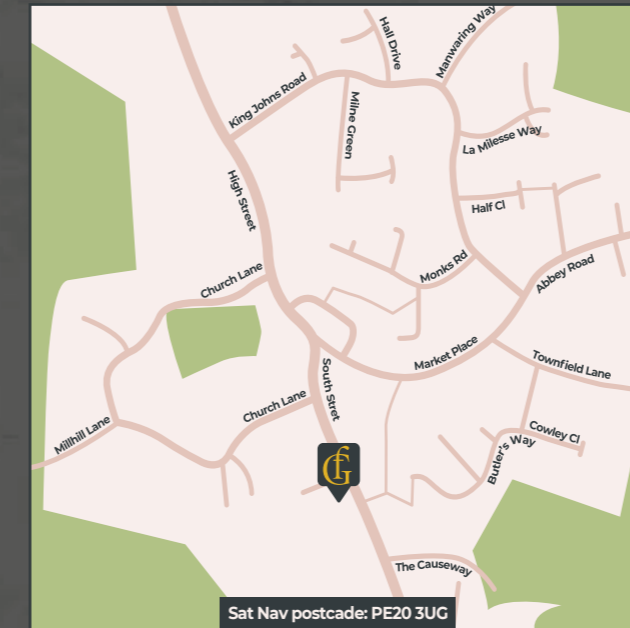
- **Kitchens:** Certain quartz or marble worktops outside the developer's standard range.
- **Flooring:** Karndean flooring in the living room, hallway, downstairs toilet, and dining room. Different carpets throughout the home outside of the developer's range.
- **Fireplaces:** Charlton Jenrick gas glass log effect fires fully remotely operated. Carera marble fire surrounds, and limestone fireplaces options available.
- **Garages:** Fully painted out.
- **Wardrobes:** Bespoke wardrobes outside of the developer's spec.
- **Electrical:** Extra wall sockets or pendants over tables outside the developer's spec.
- **Outdoor Areas:** Larger patios, paths, extra areas of block paving, and bespoke outdoor kitchens on patio areas.







# Location!



## Places & Travel Times (by car)

Boston town center:	15 mins
Spalding:	25 mins
Lincoln:	50 mins
Skegness:	55 mins
Grantham:	50 mins
Peterborough:	1 hr
King's Lynn:	1 hr 10 m
Cambridge:	1 hr 30 m

*Please Note: All times given are approximate*

