



Over the years we've been fortunate enough to sell a number of truly distinctive properties. Sometimes the distinction is inherited – perhaps a period property steeped in the history of our area or a modern property with an architectural 'wow' factor. Regardless, it's always exciting to introduce something special to the market and this is just such a property – not for a grand design – but simply for the sheer forethought and quality that the owners of Wellington House have put into the build of their unique home.

Some elements of the specification are immediately obvious - for instance the bound resin driveway, the beautiful kitchen with Smeg cooking range, the extensive Limestone flooring or the stunning wall window in the master bedroom. But the majority of the investment would be hard to spot from photos or even a viewing. There are literally too many features to mention in this introduction, but highlights include the allergy-friendly mechanical ventilation/heat recovery system, solid ground and first floors with underfloor heating and the air-source heat system. The windows and bifold doors are a seamless blend of composite, wood or aluminium, selected as required and the attention to detail extends outside too, with the vendors incorporating low maintenance elements such as powder coated aluminium seamless guttering and aluminium gates.

Even with an impressive specification, the accommodation will be foremost in most viewers minds and again, Wellington House is unlikely to disappoint. Spanning three floors allows for an impressive amount of living space, even for larger families. An abundance of light could be considered a recurring theme throughout the property and the ground floor features a triple-aspect lounge with bifold doors and floor-to-ceiling windows, a dining room and a well-appointed breakfast kitchen both with double aspects, plus of course the utility and cloakroom. The stunning master suite which features the aforementioned window wall, a dressing room and en-suite bathroom is undoubtedly the highlight of the first floor, which also comprises the three further double bedrooms and main bathroom. Bedroom four, a study and the plant room occupy the second floor. In summary, this lovely home has the **versatility to suit many different tastes and lifestyles** and really does feel as if few expenses have been spared throughout the entire design.

- Individually Designed And Built To An Incredibly High Specification
- Master Bedroom With Window Wall, Dressing Room & En-suite Bathroom
- Three Further Double Bedrooms, Three Reception Rooms
- Underfloor Heating To Ground & First Floor, Air-Source Heat Pump
- Generous Resin Bound Driveway and Detached Double Garage
- Mechanical Ventilation System With Heat Recovery (MVHR)
- Neighbouring Open Views To The Rear
- Tenure: Freehold. Council Tax 'F'. EPC 'B'



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A resin bound driveway extends up to the traditional Lincolnshire style Oak Porch with brick pillars, slate roof, light and composite door leading into the **Entrance Hall** - Having stairs to the first floor with three pull-out larder style cupboards, tiled floor (continuing through the lounge and dining room) with underfloor heating. Wall-mounted heating/timer control as installed throughout and doors arranged off to:

Lounge 7.79m x 4.15m (+ 3.59m x 2.12m) – The lounge enjoys an abundance of natural light courtesy of the triple aspect of bifold doors, tilt-and-turn and floor-to-ceiling windows. The vendors have also installed a Morso wood-burning stove, complementing the underfloor heating. The lounge is a wonderful family space which opens out to the garden and patio, ideal for entertaining through the summer months.

Breakfast Kitchen 6.83m x 3.94m - The kitchen has a double aspect with window overlooking the driveway to the front and bifold doors to the extensive rear garden. Fitted units comprises a comprehensive range of contemporary cupboard, and drawers to both base and eye level, including, deep pan drawers, four-shelf glass fronted display cabinets and a thirty-bottle wine rack, complimented with solid Quarts work surfaces and an inset one-and-a-half bowl sink/drainers with mixer and filtered water taps. Integral appliances include Smeg cooking range with 5-ring induction hob, double oven and grill, recirculation extractor, full size fridge and freezer and dishwasher. Limestone floor tiling continues through to the:

Utility 2.24m x 1.71m - With external door to the rear garden, double-door utility cupboard with space for the washing machine and tumble dryer, coat hooks, shoe racks and door to the **Cloakroom** – Frosted window to the front, low-profile WC. A circular hand basin on a floating Limestone base complements the limestone floor and there is wall-tiling to waist height and a backlit bathroom mirror.

Dining Room 3.96m x 3.09m – The dining room also features a double aspect with windows to the front and the side, continuation of the hall floor tiling and pendant lights.

First Floor Double-Aspect Landing – Staircase to the second floor and doors arranged off to:

Bathroom 4.14m x 2.32m – Comprising a luxury four-piece suite of contemporary freestanding bath with freestanding shower mixer tap, large walk-in shower, floating vanity basin with mixer tap and defogging touch mirror/light. Two wall-mounted up-lights and heated towel rail.

Master Bedroom 3.96 x 3.65m – The master bedroom may be one of the most immediately obvious highlights of the property, benefiting from some stunning views thanks to the window wall overlooking the garden and neighbouring fields. There are three wall light, twin bedside dimmer lights, a handy dresser recess with shaver points and open access to the: **Dressing Room 3.18m x 2.23m** – With tiled floor, generous hanging space, spotlights and door to the:

En-suite Bathroom 4.19m x 1.86m - With tiling to the walls and a continuation of the tiled floor, double-ended bath with wall-mounted mixer tap, large walk-in shower, floating vanity basin with mixer tap and backlit proximity mirror. Low-profile WC and heated towel rail.

Bedrooms Two and Three - 4.34 x 3.43 and 3.95m x 3.33m – Two further good size double bedrooms, with bedroom two overlooking the rear garden and bedroom three overlooking the front.

Second Floor Landing – With rain-sensing Velux window and doors to bedroom four and the office.

Bedroom Four 3.08m x 2.95m – Bedroom four features a Cabrio Velux roof balcony window overlooking the rear garden, radiator and has eaves storage.

Office 3.19m x 2.94m – Rain sensing Velux Window, radiator, eaves storage and door to the Plant Room.

Plant Room – Including the hot water cylinder, water softener, mechanical ventilation heat recovery controls, network and router connectivity. **Note:** The property has the benefit of [Cat. 6 Ethernet cabling](#) through the property.







Outside – Wellington House benefits from a similarly impressive attention to detail outside. Bound resin was chosen for the driveway, being aesthetically attractive, permeable and low maintenance. The driveway offers plenty of parking and turning space for viewers with a caravan or trailer to consider and aluminium gates on the left allow the latter to be parked out of sight.

Detached Double Garage 6.97m x 5.40m – With two remotely operated up/over doors, power lighting, window, outside tap and service door.

The front garden combines shaped and edged lawn, bordered with plants, shrubs, trees and with hedging to the front and right side and a brick wall on the left extending to the rear garden.

The rear of the property features an extensive limestone patio. With lighting, outside tap and mountings for a shade sail, it's perfect for entertaining during the summer months. The patio extends on the right side of the property where there is ample space for the two garden sheds and greenhouse. The generous rear garden will be a further highlight for many viewers, being principally laid to lawn with well-stocked borders and a second patio to the rear, ideal for enjoying the lovely neighbouring views.

MVHR – Mechanical ventilation with heat recovery. As mentioned, Wellington House really does highlight the benefits that a modern build can provide, combining low-maintenance materials (including composite & Aluminium), energy efficiency (e.g. air source heating, hot water retention, triple glazing) and novel lifestyle features. The MVHR system is a great example of the latter two. The system consists of two independent ducted airflows, each with its own fan. The 'extract fan' extracts the stale humid air from the wet rooms (bathrooms, kitchen, utility, etc.) and passes it over a heat exchange matrix, where it recovers around 80% of the heat from the stale air – before discharging it to the outside. This controlled ventilation system is designed to deliver better air quality with lower humidity and no condensation, whilst employing air filters can substantially reduce pollen and airborne pollutants compared to the outside air.





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LOCATION: Wellington House offers easy access to the coastal town of Skegness and is similarly well-positioned for exploring the beautiful Lincolnshire Wolds. The city of Lincoln lies approx. 35miles away, whilst the market towns of Louth, Horncastle and Boston are also within easy reach, approx. 18, 15 and 22 miles respectively. The village itself offers a range of amenities including a doctors surgery, mini supermarket, bus service, primary school, shops, pubs, take-aways and restaurants.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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