



It's always exciting to introduce something special to the market and this is just such a property, simply for the sheer attention to detail and quality that the builders of Mabella House have put into this unique new family home.

Some elements of the design are immediately obvious - for instance the lovely brickwork, Oak porch with integral planters and the extensive Sandstone patio, but equally many of the features that the builders have invested in would be hard to spot from photos or even a viewing. Highlights include the allergy-friendly 'mechanical ventilation with heat recovery', underfloor heating and both air-source heating and solar panels.

Even with an impressive specification, the accommodation will be foremost in most viewers minds and again, the property is unlikely to disappoint, with 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 French doors to the garden, a dining room and a well-appointed breakfast kitchen both with double aspects, plus of course the utility and cloakroom. All four bedrooms are generous doubles, and both the en-suite and four-piece bathroom will be a highlight for many viewers, both featuring rain showers and the latter benefiting from a four drawer vanity unit with double basin.

In summary, this lovely home has the versatility and space to suit the needs of many different families and perfectly illustrates some of the energy efficiency and lifestyle features that modern homes can offer.

LOCATION - Mabella House is situated on Fenshouses Drove, a country lane on the outskirts of the village of Swineshead. The amenities of Boston lie approx. 5 miles to the East and the property also offers easy access toward Grantham via the A52 and toward Sleaford via the A52/A17. Swineshead is a popular village with a considerable range of amenities. These include a post office, doctor's surgery, primary school, fish and chip shop, farm shop, garden centre, pub, Co-Op and The Ivy restaurant.

- Individually Designed And Built To A High Specification
- Four Double Bedrooms With En-suite To The Master Bedroom
- Two Reception Rooms, Cloakroom & Utility
- Luxury Four Piece Bathroom With Twin Vanity Units
- Underfloor Heating To Ground Floor, Air-Source Heat Pump & Solar Panels
- Driveway, Turning Bay and Detached Garage With EV Charging
- Mechanical Ventilation System With Heat Recovery (MVHR)
- Neighbouring Fields Over The Front
- Tenure: Freehold. Council Tax 'TBC'. EPC 'awaited'







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 two pull-out larder style cupboards and a cloak cupboard, 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 five dimmable wall lights, twin bedside 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 defogging 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, Mabella House highlights the benefits that a modern build can provide, combining low-maintenance materials, energy efficiency (e.g. air source heating and solar panels) 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) 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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22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

