



Easthorpe Green, Lodge Court Plot 35
Easthorpe, Leicestershire, NG13 0DU

£575,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- EXCITING RELEASE OF THE FIRST 5 UNITS
- ANTICIPATED COMPLETION LATE SPRING 2025
- 39 PLOTS IN TOTAL (INCLUDING 3 CONVERSIONS)
- DELIGHTFUL VILLAGE SETTING
- ENHANCED INSULATION, PHOTO VOLTAICS, CAR CHARGING POINTS, AIR SOURCE PUMPS
- 3 PERIOD CONVERSIONS & 2 NEW BUILDS
- HIGH EFFICIENCY HOMES
- HIGHLY REGARDED DEVELOPER
- MIX OF SINGLE & 2 STOREY HOMES
- EASE OF ACCESS TO BOTTESFORD VILLAGE

We have great pleasure in offering to the market "EASTHORPE GREEN". A unique, considered development of 39 beautifully designed and well thought out homes, situated within the highly regarded hamlet of Easthorpe. A pretty village situated within the Vale of Belvoir and adjacent to the well served village of Bottesford, who's wealth of amenities are only a short walk away.

The development is provided by a highly regarded, family owned local developer, GUSTO HOMES. Known for their energy efficient and creatively designed range of high quality bespoke dwellings, as well as a reputation for after sales service and care and have been providing stunning homes for almost three decades. This site will be of no exception and will have a focus on high efficiency, with the predominantly new build element of the site benefiting from air heat source pumps, ground floor underfloor heating (to the two storey new houses) triple glazed windows, roof mounted photo voltaics, car charging points and enhanced insulation. In addition there will be "A" rated appliances and enhanced sanitary ware and kitchens, with early reservation providing clients an element of colour choices for kitchen door finishes, tile and floor coverings.

The development will be released in several phases, predominantly of new build construction and includes in later stages a selection of single and 1 1/2 storey homes, specifically for the over 55's.

Phase One comes with the release of three individual conversions within "Easthorpe Lodge". A beautiful period home, that is undergoing a sympathetic programme of renovation , which will provide three well proportioned, efficient conversions, which retain elements of their original character but tastefully combined with the benefits of contemporary living, including up to date insulation, flush casement double glazed windows and gas central heating. These, together with two new builds, will be the first taster of this exciting site, with the first five units scheduled for completion in late spring 2025.

Early enquires are welcomed and we look forward to discussing the properties with interested parties in greater detail, with site viewings available in the new year by prior appointment.

EASTHORPE

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'3" x 6'11" (5.26m x 2.11m)
Having staircase rising to first floor landing, built in cupboard which also houses central heating manifolds and further doors leading to:

GROUND FLOOR CLOAK ROOM

6' x 3' approx (1.83m x 0.91m approx)
Having a contemporary two piece suite.

SITTING ROOM

15'7" x 12'4" (4.75m x 3.76m)
A well proportioned reception having triple glazed windows into the rear garden.

STUDY

12'5" max x 8'4" (3.78m max x 2.54m)
A versatile reception which would be large enough to use as a snug but would make an ideal home office, perfect for today's way of working having a triple glazed window overlooking paddocks to the front.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

INNER LOBBY

Having a built in cupboard and open doorway leading through into:

OPEN PLAN L SHAPED LIVING/DINING KITCHEN

29' x 15' (8.84m x 4.57m)
A generous open plan space which benefits from a dual aspect having triple glazed windows to both side elevations and French doors on the westerly side. The living area provides a great reception space leading into a well appointed kitchen utility off.

UTILITY ROOM

8'10" x 6'6" (2.69m x 1.98m)
Having triple glazed window to the front.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in airing cupboard and further doors leading to:

BEDROOM 1

13'2" x 12'2" (4.01m x 3.71m)
A well proportioned double bedroom benefitting from ensuite facilities having triple glazed window to the rear and a further door leading through into:

ENSUITE SHOWER ROOM

7'11" x 5' (2.41m x 1.52m)
Having a contemporary suite.

BEDROOM 2

11'10" x 11'3" (3.61m x 3.43m)
A further double bedroom having triple glazed window to the front with excellent views across opposing paddocks.

BEDROOM 3

11'10" x 10'4" (3.61m x 3.15m)
A further double bedroom benefitting from a westerly aspect having a triple glazed window to the side.

BEDROOM 4

12'2" x 7' (3.66m;0.61m x 2.13m)
Large enough to accommodate a double bed but would make a generous single having triple glazed window with excellent open aspect to the front.

BATHROOM

8'1" x 5'7" (2.46m x 1.70m)
Having a contemporary suite and obscured triple glazed window to the rear.

EXTERIOR

The property is tucked away in the corner of the close with attractive open aspects to the front, gardens to the front, side and rear and off road parking with a brick and pantiled single garage.

COUNCIL TAX BAND

Melton Borough Council - Band TBC

TENURE

Freehold

ADDITIONAL NOTES

Please note, all images are for guidance only and give an indication of the proposed finishes but may not represent exactly the completed product. Internal images are taken from other Gusto Homes sites but may not show the same room size or configuration as the proposed plots at Easthorpe Green. Exterior elevation images and some internal images are computer generated and are for guidance only but are indicative of each design.

Due to the nature of the conversions of Easthorpe Lodge, the specifications on these three units will differ from the new build dwellings. i.e. central heating system with radiators to ground and first floors, as opposed to the new build two storey homes which will have underfloor heating to the ground floor and radiators to the first. The single storey homes (coming in phase three) will have radiators as opposed to underfloor heating. Further details can be provided regards individual plots and specification, upon request.

The properties will be on mains drainage, electric and water. The new builds will have Air heat source pumps and photo voltaics, as well triple glazed windows. The three lodge conversions will feature double glazed windows and gas central heating.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

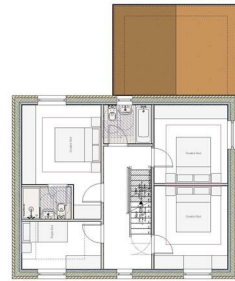
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



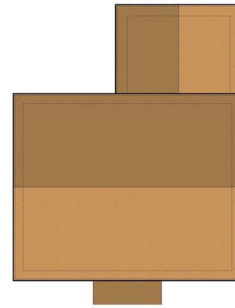




1 EL04 Ground Floor Plan
Scale: 1:100



2 EL04 First Floor Plan
Scale: 1:100



3 EL04 Roof Floor Plan
Scale: 1:100



4 EL04 Manor Road Elevation
Scale: 1:100



5 EL04 Side Elevation
Scale: 1:100

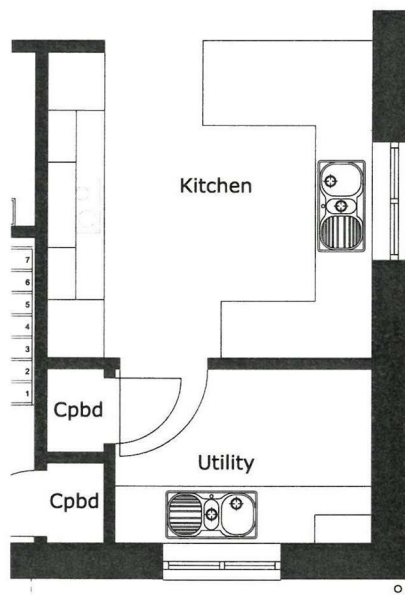


6 EL04 Rear Elevation
Scale: 1:100



7 EL04 Side Elevation
Scale: 1:100



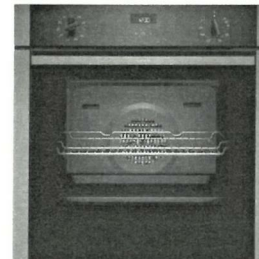


Cabinets Egger Almond Beige Handleless



Worktops Egger 22mm White Levanto Marble Laminate

Oven
Neff N50 Oven B3ACE4HG0B



Hob
Neff N30 Ind Hob T36CA50XIU



Microwave
Neff N50 MW C1AMG84G0B



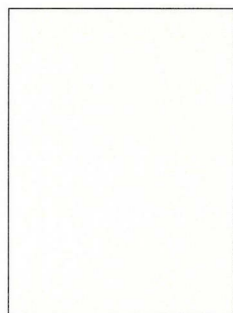
Fridge Freezer Neff N50 FrFz KI5862SE0G

Dishwasher Neff N30 DW SI53HTX02G

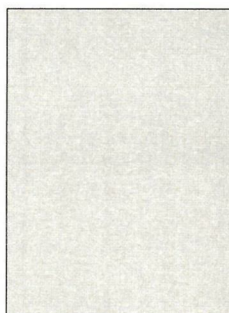
Extractor Neff N30 Hood D61MAC1X0B



Flooring
Moduleo Classic Oak
24235

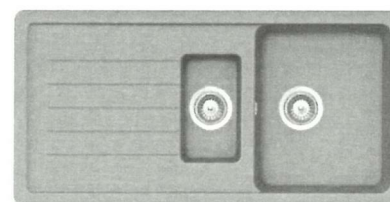


Walls
Strong White



Woodwork
Conforth White

Sink
The 1810 Company Schock Pinedo 1.5 bowl
sink in concrete



Tap
The 1810 Company Brushed steel Courbe
Curved Single Lever Mixer Tap



PLOT 35

Kitchen Details Option A

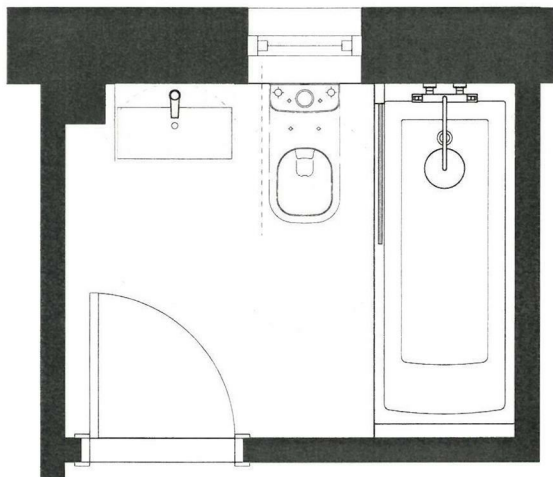


EASTHORPE GREEN
Bottesford

GUSTO

WC Back to Wall

Roper Rhodes Accent Back to Wall WC with soft close seat
Gerberit Sigma 112/98 Concealed Cistern
Gerberit Sigma 20 Flush Plate Matt Chrome

**Sink**

Roper Rhodes Scheme 600 wall mounted sink with double draw unit
Matt Carbon with Hans Grohe Venis Blend 100 mixer tap

Mirror

HiB Vegma 50 heated Mirror with lighting & charger point incorporated

Towel Rail

Eastbrook Wingrave Dual Fuel Straight Heated Towel Rail Matt Grey

Shower

Aqualisa Midas Shower Mixer

Shower Screen

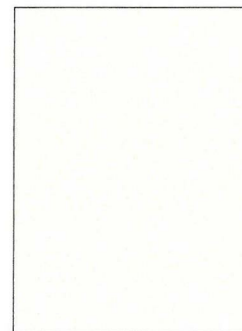
Instinct 800mm wetroom screen with brace bar and 300mm deflector panel

Shower Door

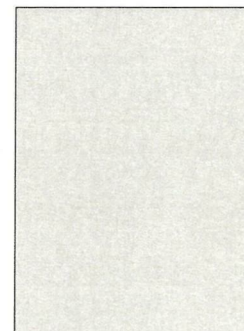
Instinct 1200mm sliding door



Flooring
Monte Harbour Oak 538



Walls
Strong White



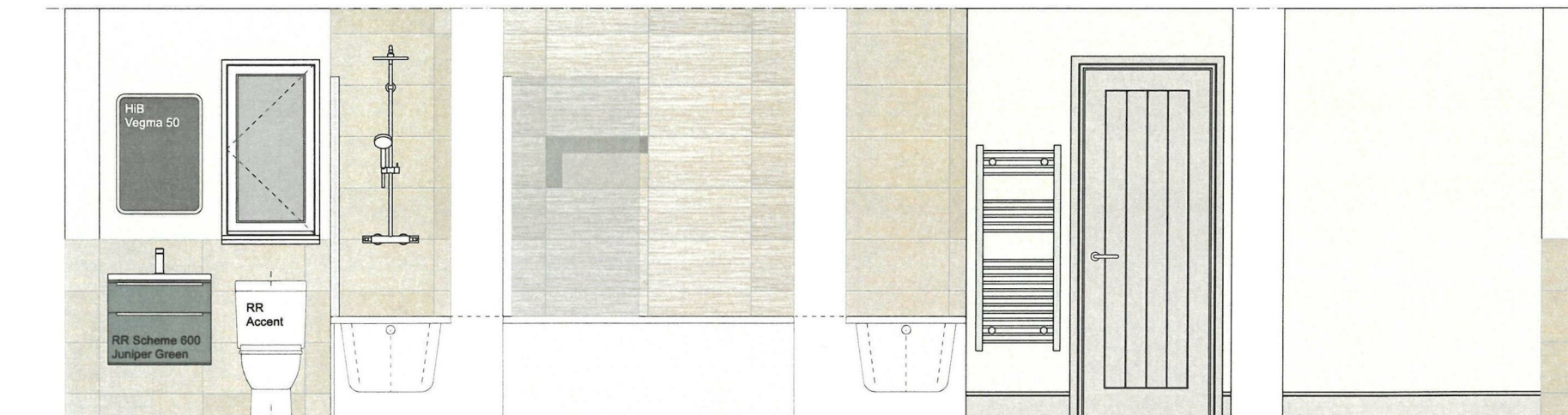
Woodwork
Conforth White



Main Tile
Solus Ceramics
Norwich Sand 600x300



Accent Tile
Solus Ceramics
Arianne Silica Almond 600x300

**BATHROOM INTERIOR SCHEME**

Plots 1-13 and 35-36



EASTHORPE GREEN
Bottesford

GUSTO

WC Back to Wall

Roper Rhodes Accent Back to Wall WC with soft close seat
 Gerberit Sigma 112/98 Concealed Cistern
 Gerberit Sigma 20 Flush Plate Matt Chrome

Sink

Roper Rhodes Scheme 600 wall mounted sink with double draw unit
 Matt Carbon with Hans Grohe Venis Blend 100 mixer tap

Mirror

HiB Vegma 50 heated Mirror with lighting & charger point incorporated

Towel Rail

Eastbrook Wingrave Dual Fuel Straight Heated Towel Rail Matt Grey

Shower

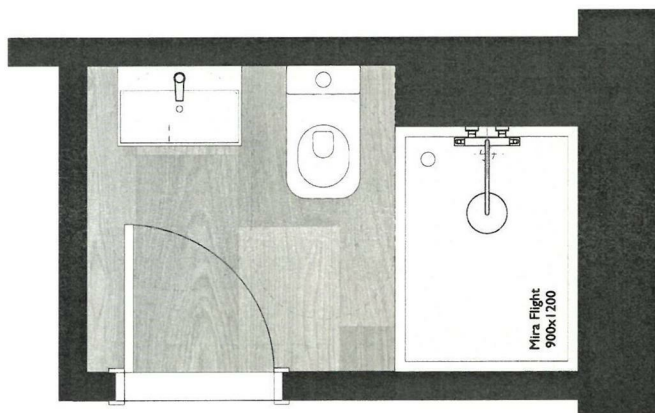
Aqualisa Midas Shower Mixer

Shower Screen

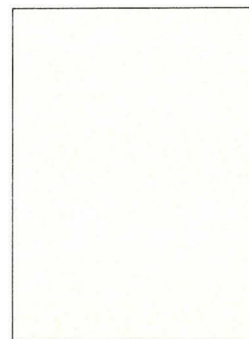
Instinct 800mm wetroom screen with brace bar and 300mm deflector panel

Shower Door

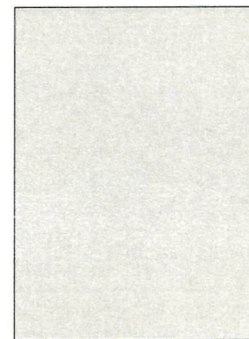
Instinct 1200mm sliding door



Flooring
 Monte Carlo Light Grey
 Oak 593



Walls
 Strong White

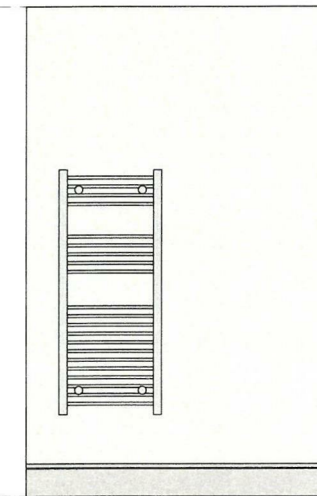
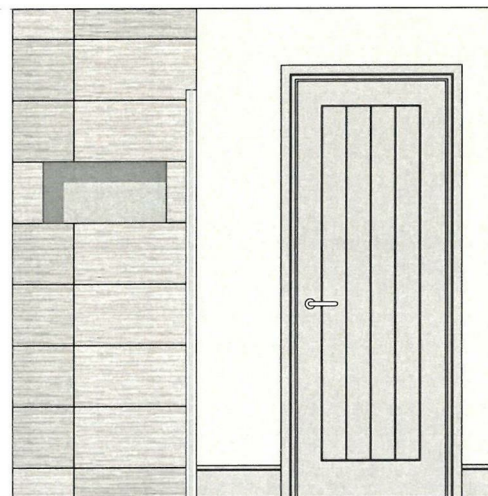
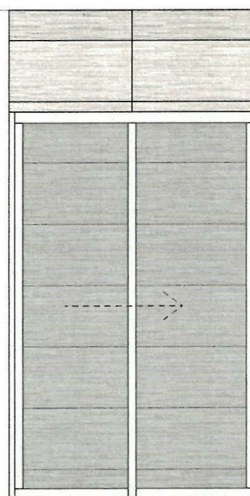
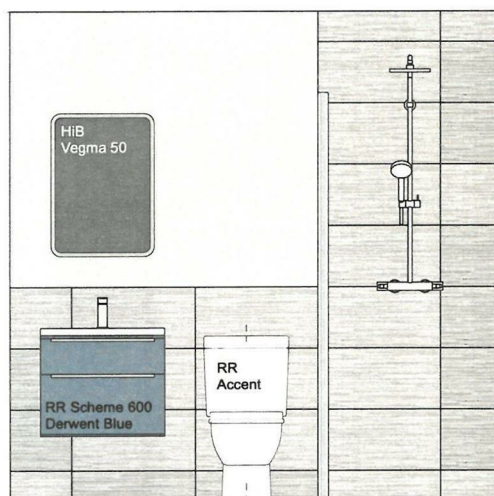


Woodwork
 Conforth White



Main Tile
 Solus Ceramics
 Flax Pearl 600x300

Accent Tile
 Solus Ceramics
 Arianne Silica Pearl 600x300

**ENSUITE INTERIOR SCHEME**

Plots 1-13 and 35-36

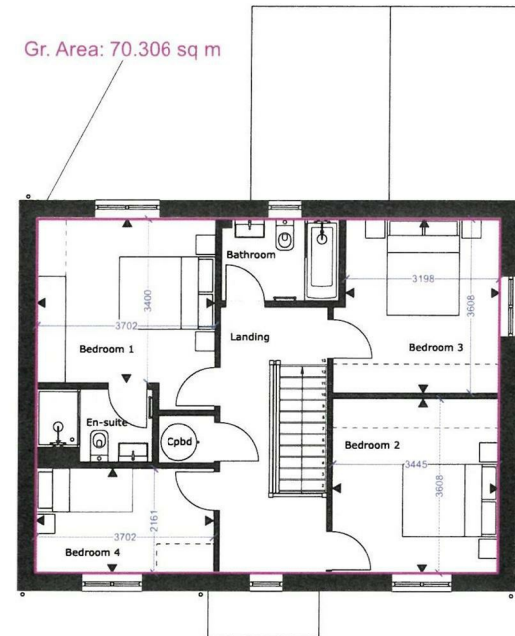
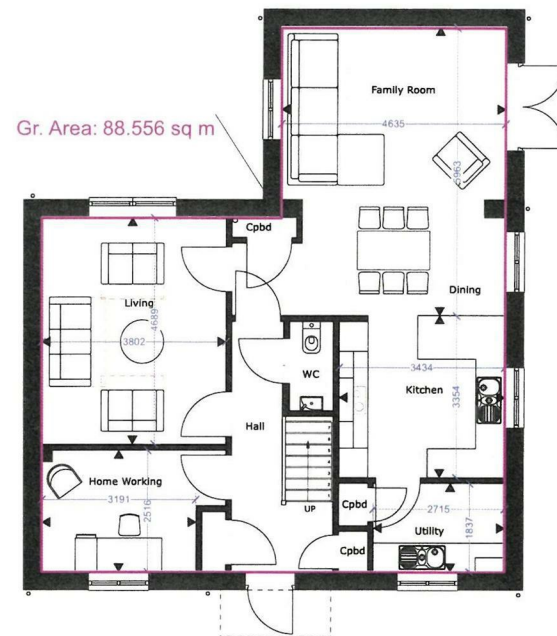


EASTHORPE GREEN
 Bottesford

GUSTO

EASTHORPE
GREEN





PLOT 35

Ground and First Floor Layout Plans



EASTHORPE GREEN
Bottesford

GUSTO



PLOT 35
Demise and Site Layout Plan



GUSTO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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