



Easthorpe Green, Lodge Court Plot 36
Easthorpe, Leicestershire, NG13 0DU

£585,000
Tel: 01949 836678

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

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

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 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/>

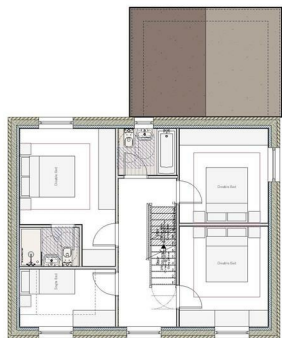
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



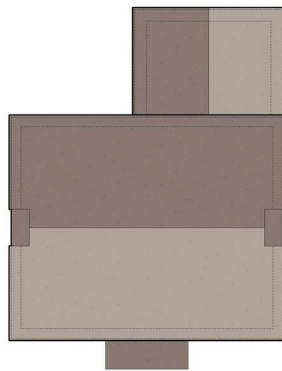




1 EL04A Ground Floor Plan
Scale: 1:100



2 EL04A First Floor Plan
Scale: 1:100



3 EL04A Roof Floor Plan
Scale: 1:100



4 EL04A Front Elevation
Scale: 1:100



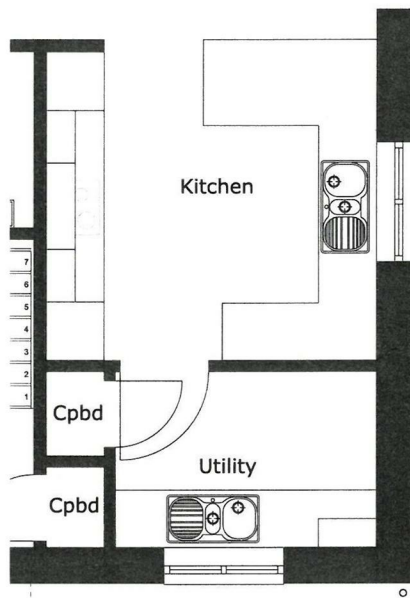
5 EL04A Side Elevation
Scale: 1:100



6 EL04A Rear Elevation
Scale: 1:100



7 EL04A Side Elevation
Scale: 1:100

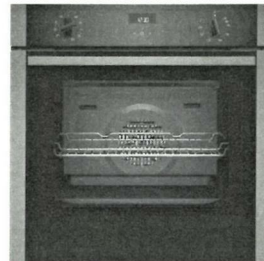


Cabinets Egger Cashmere Grey Handleless



Worktops Egger 22mm White Levanto Marble Laminate

Oven
Neff N50 Oven B3ACE4HG0B



Hob
Neff N30 Ind Hob T36CA50XIU



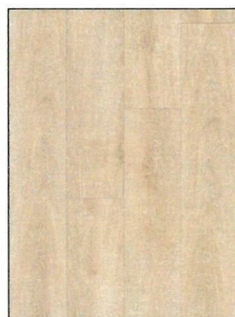
Microwave
Neff N50 MW C1AMG84G0B



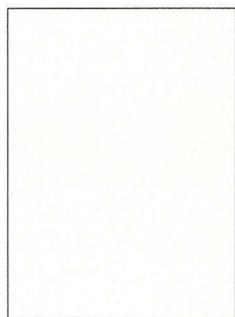
Fridge Freezer Neff N50 FrFz KI5862SE0G

Dishwasher Neff N30 DW SI53HTX02G

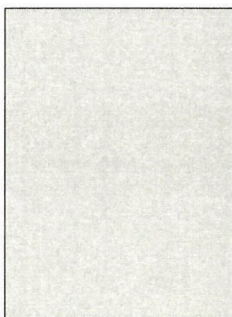
Extractor Neff N30 Hood D61MAC1X0B



Flooring
Moduleo Midland Oak
22240

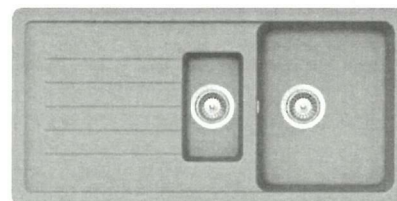


Walls
Strong White



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 36

Kitchen Details Option B

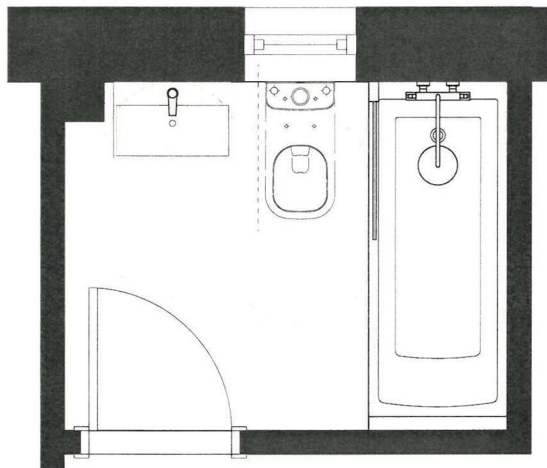


EASTHORPE GREEN
Bottesford

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

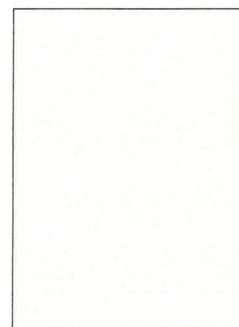
Instinct 800mm wetroom screen with brace bar and 300mm deflector panel

Shower Door

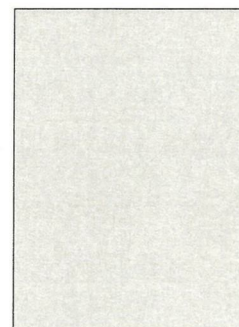
Instinct 1200mm sliding door



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**

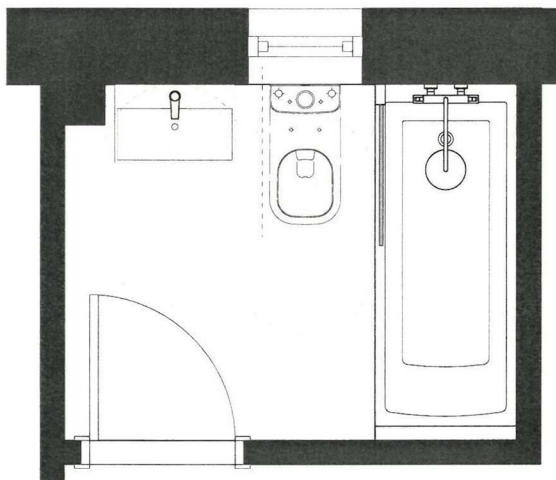
Plots 1-13 and 35-36



GUSTO

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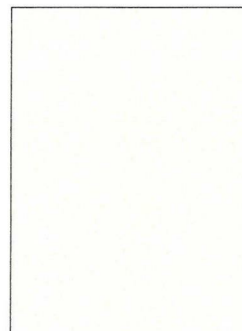
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Shower Door

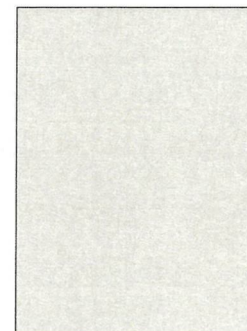
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Flooring
 Monte Harbour Oak 538



Walls
 Strong White

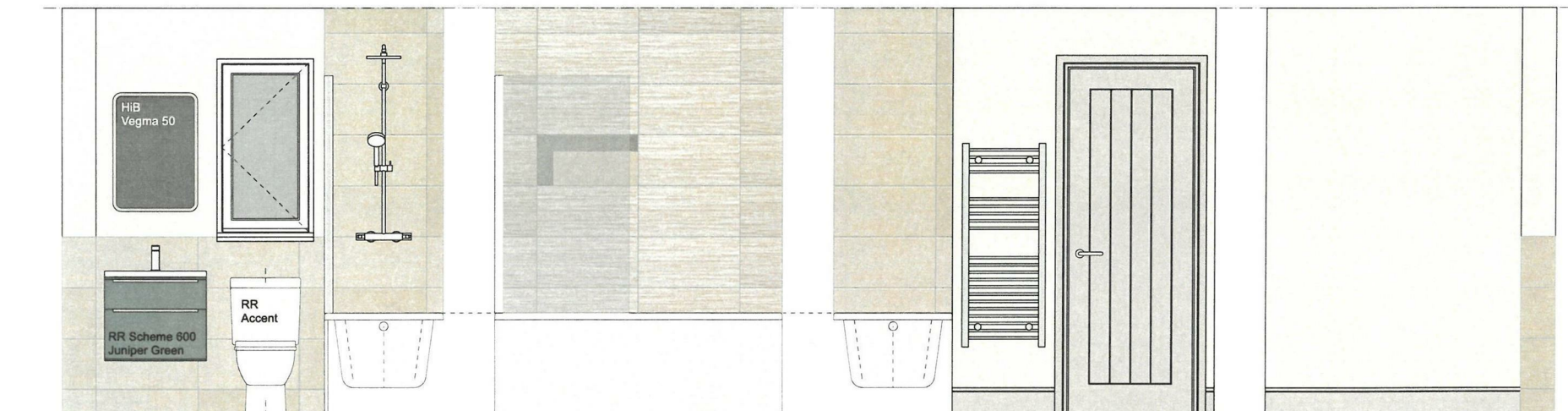


Woodwork
 Conforth White



Main Tile
 Solus Ceramics
 Norwich Sand 600x300

Accent Tile
 Solus Ceramics
 Arianne Silica Almond 600x300

**BATHROOM INTERIOR SCHEME**

Plots 1-13 and 35-36

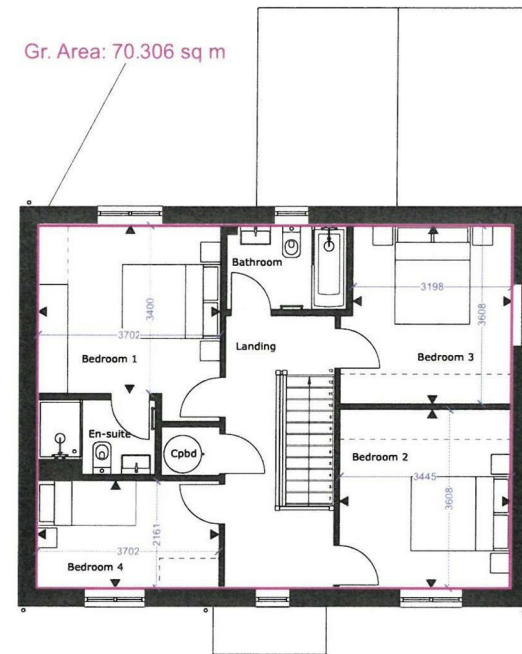


EASTHORPE GREEN
 Bottesford

GUSTO

EASTHORPE GREEN





PLOT 36, 07

Ground and First Floor Layout Plans



EASTHORPE GREEN
Bottesford

GUSTO



PLOT 36
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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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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