



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.

Please note:- As is common with similar developments, there will be a resident owned management company for communal areas of the site. Gusto will assist with the setup of this and provide the necessary support to facilitate it's introduction. This will come into effect once the last plot on the site is completed. Until the final completion, the annual costs of this can only be estimated but as a guide (based on 2025) a similar site completed by Gusto has an annual charge of approximately £280.

### 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>



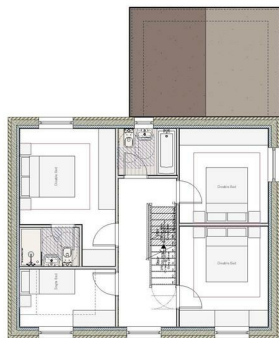




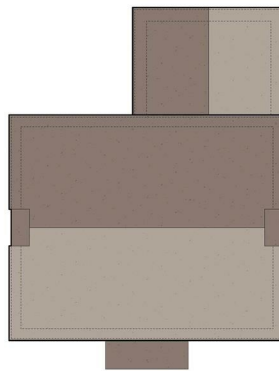




1 EL04A Ground Floor Plan  
Scale: 1:100



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

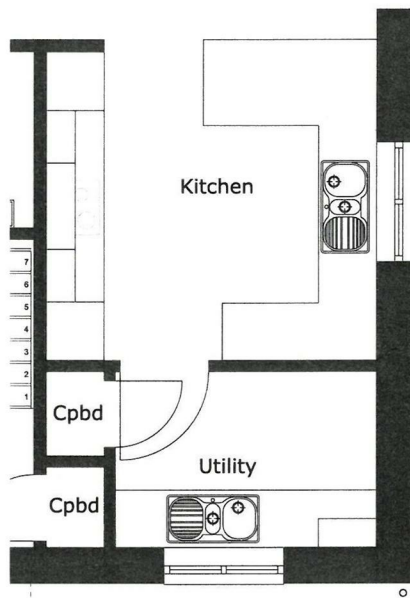


6 EL04A Rear Elevation  
Scale: 1:100



7 EL04A Side Elevation  
Scale: 1:100



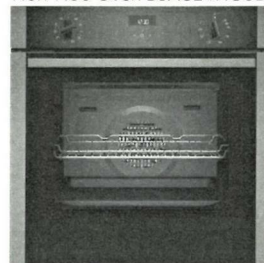


**Cabinets** Egger Cashmere Grey Handleless



**Worktops** Egger 22mm White Levanto Marble Laminate

**Oven**  
Neff N50 Oven B3ACE4HG0B



**Hob**  
Neff N30 Ind Hob T36CA50XIU



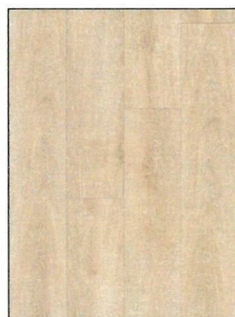
**Microwave**  
Neff N50 MW C1AMG84G0B



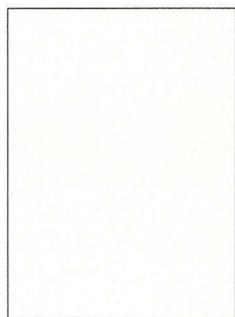
**Fridge Freezer** Neff N50 FrFz KI5862SE0G

**Dishwasher** Neff N30 DW SI53HTX02G

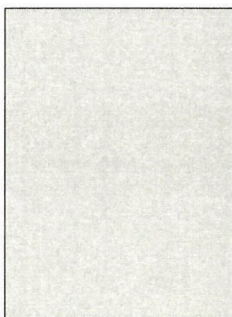
**Extractor** Neff N30 Hood D61MAC1X0B



**Flooring**  
Moduleo Midland Oak  
22240

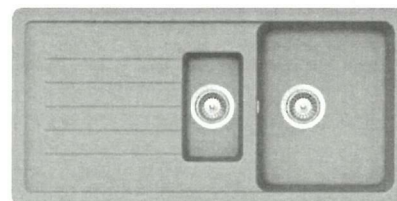


**Walls**  
Strong White



**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



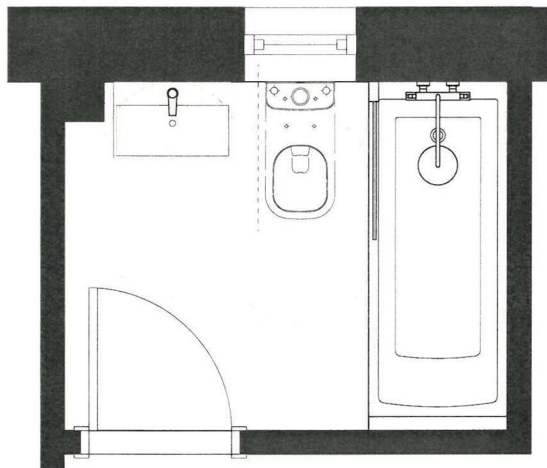
**EASTHORPE GREEN**  
Bottesford

**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**

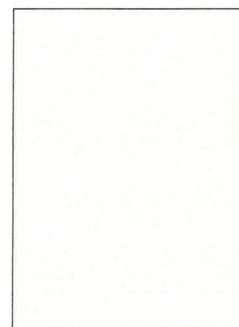
Instinct 800mm wetroom screen with brace bar and 300mm deflector panel

**Shower Door**

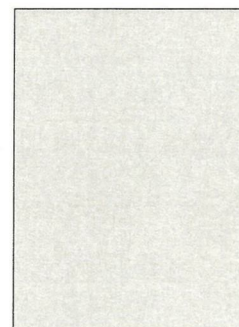
Instinct 1200mm sliding door



**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

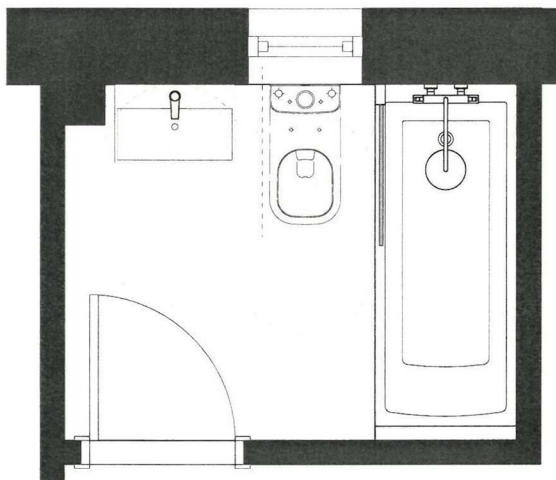


**GUSTO**



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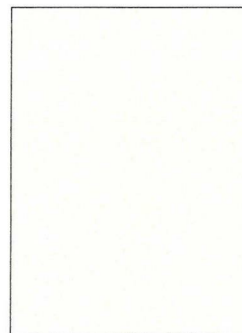
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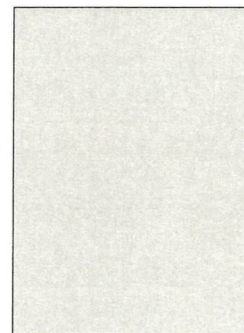
Instinct 1200mm sliding door



**Flooring**  
 Monte Harbour Oak 538



**Walls**  
 Strong White

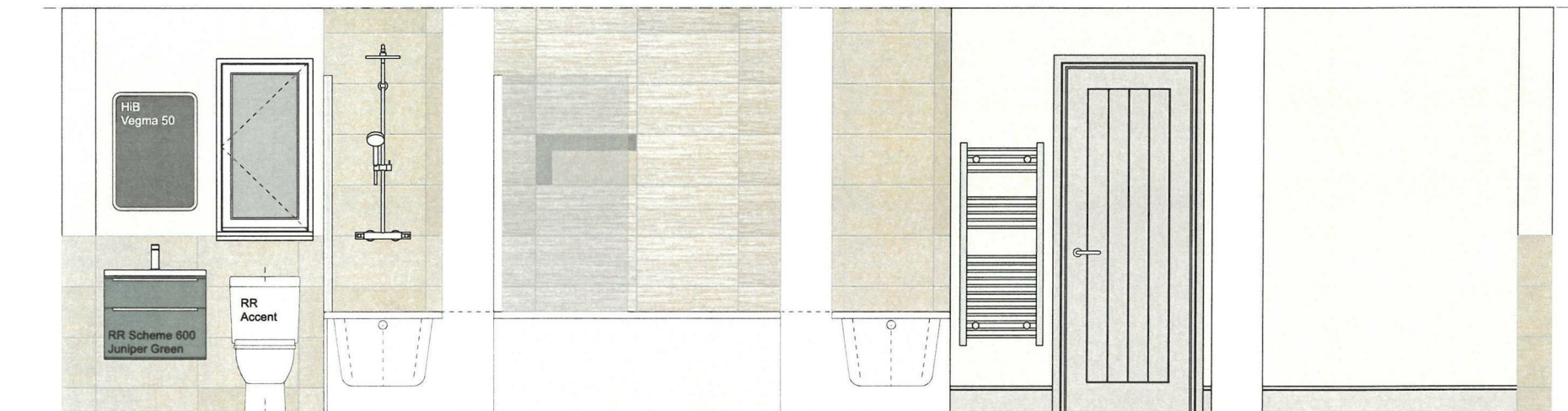


**Woodwork**  
 Conforth White



**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

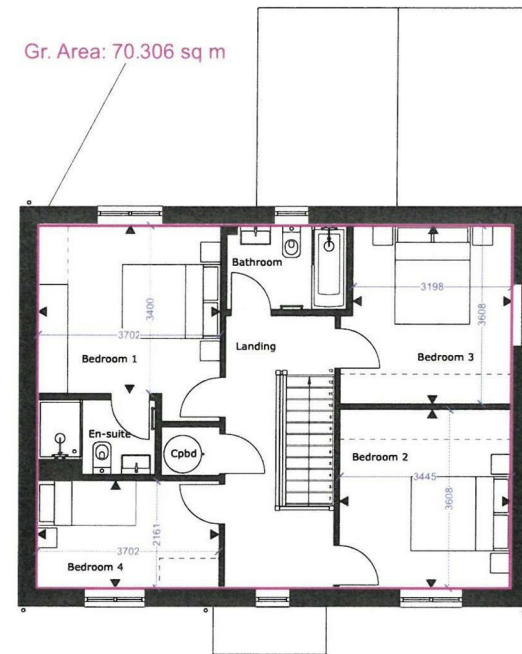
GUSTO



EASTHORPE  
GREEN







## PLOT 36, 07

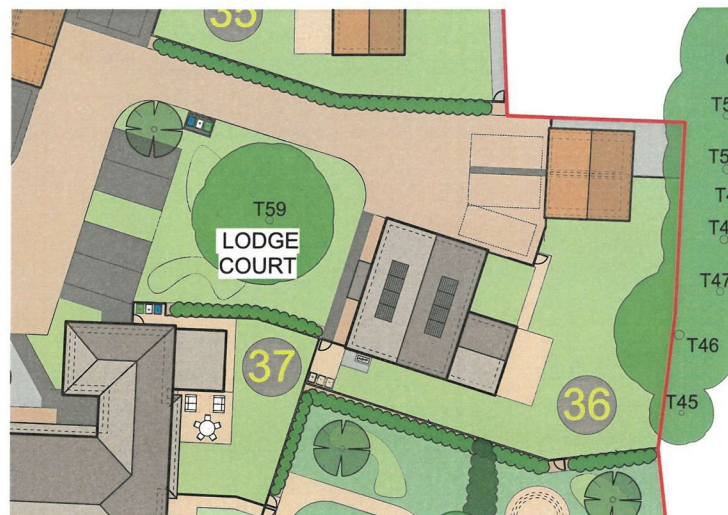
Ground and First Floor Layout Plans



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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