



Easthorpe Green, Lodge Court Plot 37
Easthorpe, Leicestershire, NG13 0DU

£435,000
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, SYMPATHETIC RENNOVATION (PLOTS 37-39)
- 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.

AN ATTRACTIVE ARCHED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE VESTIBULE
5'10" x 3' (1.78m x 0.91m)
Having further doors leading to:

GROUND FLOOR CLOAK ROOM
5' x 4' (1.52m x 1.22m)
Having a contemporary suite.

CENTRAL HALLWAY
Having two open doorways giving access to kitchen on the easterly side and, on the west, a useful reception space ideal as a snug or formal dining and giving access to the utility.

OPEN PLAN LIVING/DINING KITCHEN
23'3" x 13' in total (7.09m x 3.96m in total)
A well proportioned space, the initial kitchen area being appointed with a contemporary range of units and integrated appliances and opening through into a pleasant reception area which benefits from windows to three elevations including double glazed windows to the front and side and bifold doors on the southerly aspect. Combined this area will create a fantastic everyday living/entertaining space.

DINING ROOM/SNUG AREA
82" x 79" (2.49m x 2.36m)
Having double glazed windows to two elevations and a further door leading through into:

UTILITY/PLANT ROOM
48" x 4' (1.42m x 1.22m)
RETURNING TO THE CENTRAL INNER HALLWAY AN OPEN DOORWAY LEADS THROUGH INTO:

SITTING ROOM
16' max x 18'5" (4.88m max x 5.61m)
A versatile reception with turning staircase rising to the first floor landing above, attractive walk in double glazed bay window to the side, single French door into the garden and a further door leading through into:

STUDY
11'9" x 5'4" (3.58m x 1.63m)
A useful space perfect as a home office ideal for today's way of working having double glazed window overlooking the garden.

RETURNING TO THE SITTING ROOM A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having further doors leading to:

BEDROOM 1
14'9" x 8'10" (4.50m x 2.69m)
Having an initial walk through area with ensuite off and open doorway leading through into a double bedroom with two double glazed leaded light windows to the side and a further door leading through into:

ENSUITE SHOWER ROOM
10' x 4'11" (3.05m x 1.50m)
Fitted with contemporary suite.

BEDROOM 2
13'9" x 9'6" (4.19m x 2.90m)
A double bedroom benefitting from a dual aspect with leaded light double glazed window to the front and side.

BEDROOM 3
12'7" x 8' max (3.84m x 2.44m max)
Having double glazed leaded light effect window to the front.

BATHROOM
8'8" max x 7' max (2.64m max x 2.13m max)
Will be appointed with a contemporary suite and having double glazed window.

EXTERIOR
The property is situated on the easterly side of the conversions with off road parking and single garage and an enclosed garden at the side.

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.

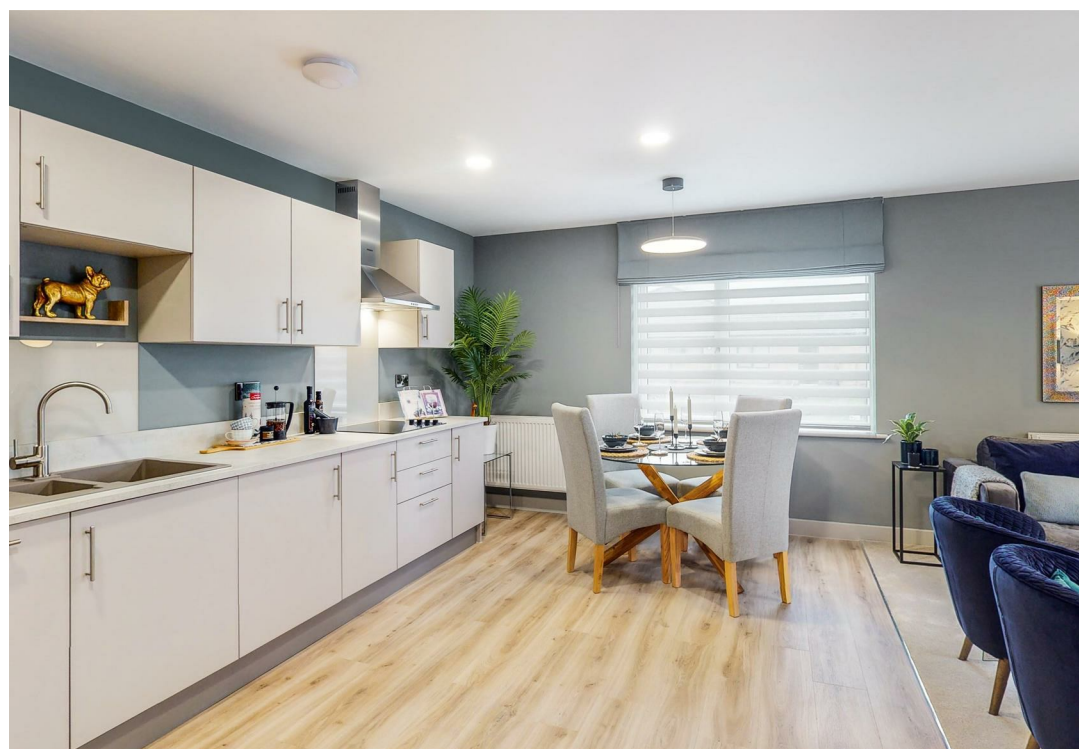
ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of 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#>

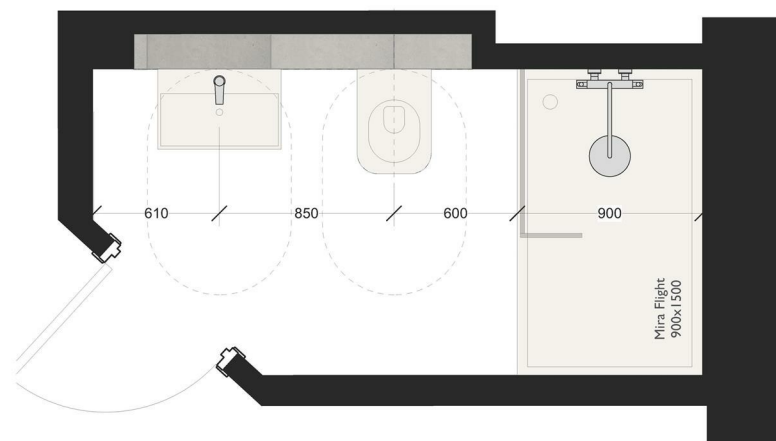
Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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



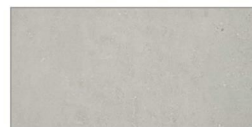




TILES



Arianne Silica Pearl 600x300



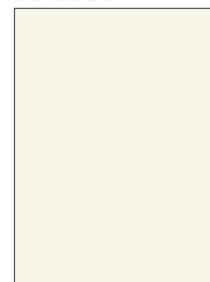
Flax Pearl 600x300

FLOOR



Monte Carlo Light Grey Oak 593

PAINT



FB Pointing

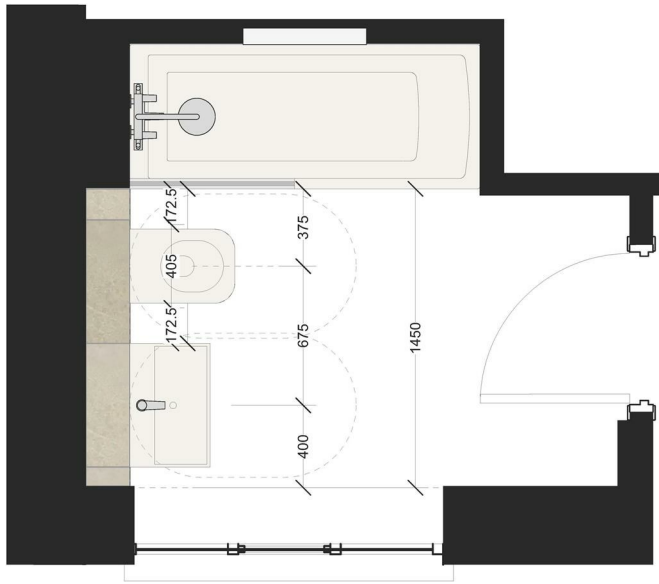


TBA showhome



BATHROOM INTERIOR SCHEME 1

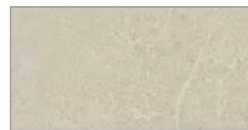
Ensuite
Lodge 3



TILES



Arianne Silica Almond 600x300



Norwich Sand 600x300

FLOOR



Monte Carlo Harbour Oak 538

PAINT



FB Slipper Satin



TBA showhome



BATHROOM INTERIOR SCHEME 2

Bathroom
Lodge 3



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

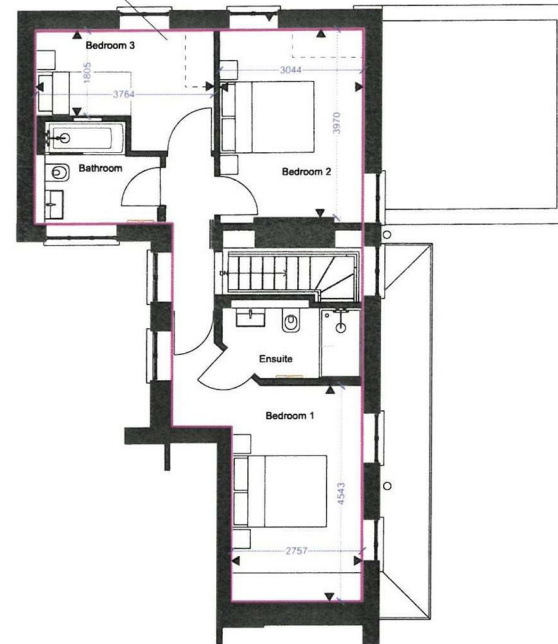
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Gr. Area: 73.017 sq m



Gr. Area: 55.578 sq m



PLOT 37

Ground and First Floor Layout Plans

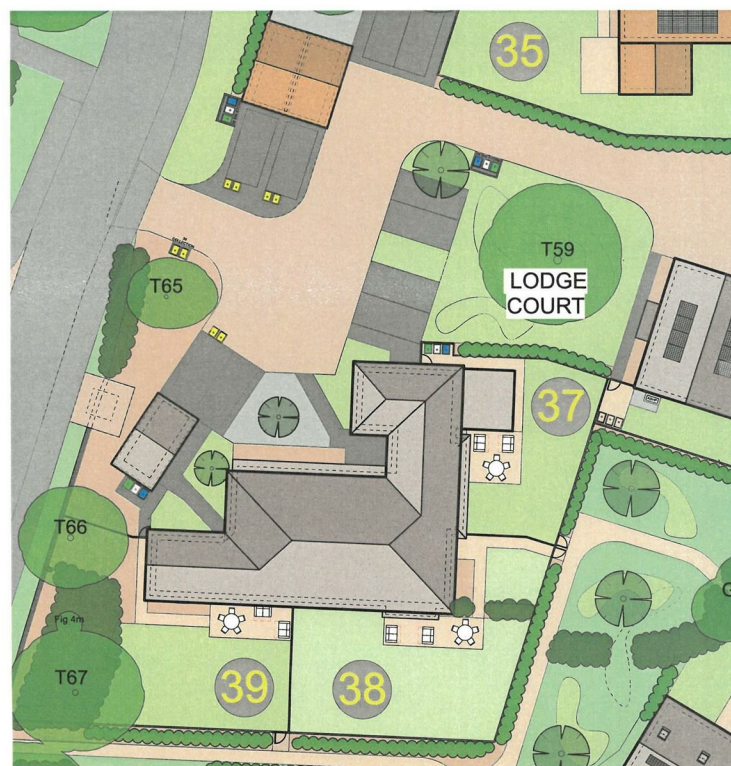


EASTHORPE GREEN
Bottesford

GUSTO

EASTHORPE GREEN





GUSTO

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

