



3C, Lodge Court, Green Lane, Easthorpe,  
Leicestershire, NG13 0JS

£525,000

Tel: 01949 836678

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



- Exciting Release of the First 5 Units
- High Efficiency Homes
- Highly Regarded Developer
- Enhanced Insulation & Photovoltaics
- Ease of Access to Bottesford Village
- 3 Period Conversions & 2 New Builds
- 39 Plots in Total (including 3 Conversions)
- Mix of Single & Two Storey Homes
- Car Charging Point & Air Source Pumps
- Delightful Village Setting

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, whose 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; Gusto Homes 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 source heat pumps, ground floor underfloor heating (to the two storey new houses), triple glazed windows, roof mounted photovoltaics, car charging points and enhanced insulation. In addition there will be premium appliances paired with modern kitchens and sanitary ware, 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 summer 2025.

## 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 PERIOD HARD WOOD ENTRANCE DOOR WITH LEADED GLAZED LIGHTS LEADS THROUGH INTO:

## RECEPTION HALL

14'4" x 13'8" (4.37m x 4.17m)

An attractive, well proportioned space flooded with light, benefitting from a southerly aspect into the rear garden having double glazed leaded French doors and side lights.

Further doors lead to:

## BREAKFAST KITCHEN

16'5" max x 13' (5.00m max x 3.96m)

A light and airy space benefitting from a dual aspect with leaded light double glazed window to the side and 1930s style bay window to the rear overlooking the garden. The room will be tastefully appointed with a well thought out, traditional style kitchen with central island unit and a range of units with integrated appliances.

## STUDY

8'4" x 7'7" (2.54m x 2.31m)

A versatile room designed as a home office, ideal for today's way of home working, and linking through into a walk through cloaks area with WC off, the room having leaded light effect double glazed window.

An open doorway leads through into:

## WALK THROUGH CLOAKS CUPBOARD/PLANT ROOM

7'7" x 4'2" (2.31m x 1.27m)

In turn giving access into:

## GROUND FLOOR CLOAK ROOM

6'10" x 3'2" (2.08m x 0.97m)

Having a two piece contemporary suite and leaded light effect double glazed window to the front.

RETURNING TO THE MAIN ENTRANCE RECEPTION AN OPEN DOORWAY LEADS THROUGH INTO:

## INNER HALLWAY

Having staircase rising to the first floor landing, useful under stairs storage cupboard benefit and further doors leading through into:

## SITTING ROOM

16' x 11'11" (4.88m x 3.63m)

A versatile, cosy, reception having three double glazed windows to the front providing a pleasant sitting room with the option of a reading area off separated by a central column.

## UTILITY ROOM

7'2" x 5'3" (2.18m x 1.60m)

To be appointed with a range of integrated units.

RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having attractive leaded window to the front, access to a really useful void above and further doors leading to:

## LOFT VOID

13'9" x 7'

Having pitched roof with inset skylight, boarded out to provide a really useful storage area.

## MASTER SUITE

A fantastic master suite which will offer around 240 sq.ft. of floor area, benefitting from a dual aspect with leaded light style double glazed windows to the south and westerly elevations overlooking the rear and side garden. The room will incorporate a large double bedroom with walk through dressing area and ensuite facilities.

## WALK THROUGH DRESSING AREA

6'2" approx x 5'5" (1.88m approx x 1.65m)

Leading through into:

## BEDROOM 1

13'6" x 11'5" (4.11m x 3.48m)

Having part pitched ceilings, dual aspect and a further door leading through into:

## ENSUITE SHOWER ROOM

7'7" x 4'7" (2.31m x 1.40m)

To be appointed with an attractive contemporary suite.

## BEDROOM 2

18'4" max x 10'11" max (5.59m max x 3.33m max)

A well proportioned L shaped double bedroom benefitting from a dual aspect as well as the attractive feature of a period fireplace with tiled surround, inset grate and traditional fire surround. The room having part pitched ceilings and leaded light effect double glazed windows to the front and side.

## BEDROOM 3

13'5" x 11'11" (4.09m x 3.63m)

A further well proportioned double bedroom having aspect into the rear garden with part pitched ceilings, leaded light double glazed windows and southerly aspect.

## BATHROOM

7'5" x 7' max (2.26m x 2.13m max)

To be appointed with a contemporary suite having leaded light effect double glazed window to the front.

## EXTERIOR

Plot 39 occupies an attractive corner plot which benefits from a southerly aspect to the rear and westerly aspect to the side. The property offers a good level of off road parking with a single garage with driveway to the front and side with space for the three vehicles. The frontage will be landscaped to provide an attractive area which leads to the westerly side and, in turn, a southerly rear garden

## COUNCIL TAX BAND

Melton Borough Council - Band TBC

## TENURE

Freehold

## ADDITIONAL NOTES

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 regarding individual plots and specification, upon request.

The properties will be on mains drainage, electric and water. The new builds will have air source heat pumps and photovoltaics, as well as 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 Homes will assist with the setup of this and provide the necessary support to facilitate its introduction. This will come into effect once the last plot on the site is completed.

## 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:-

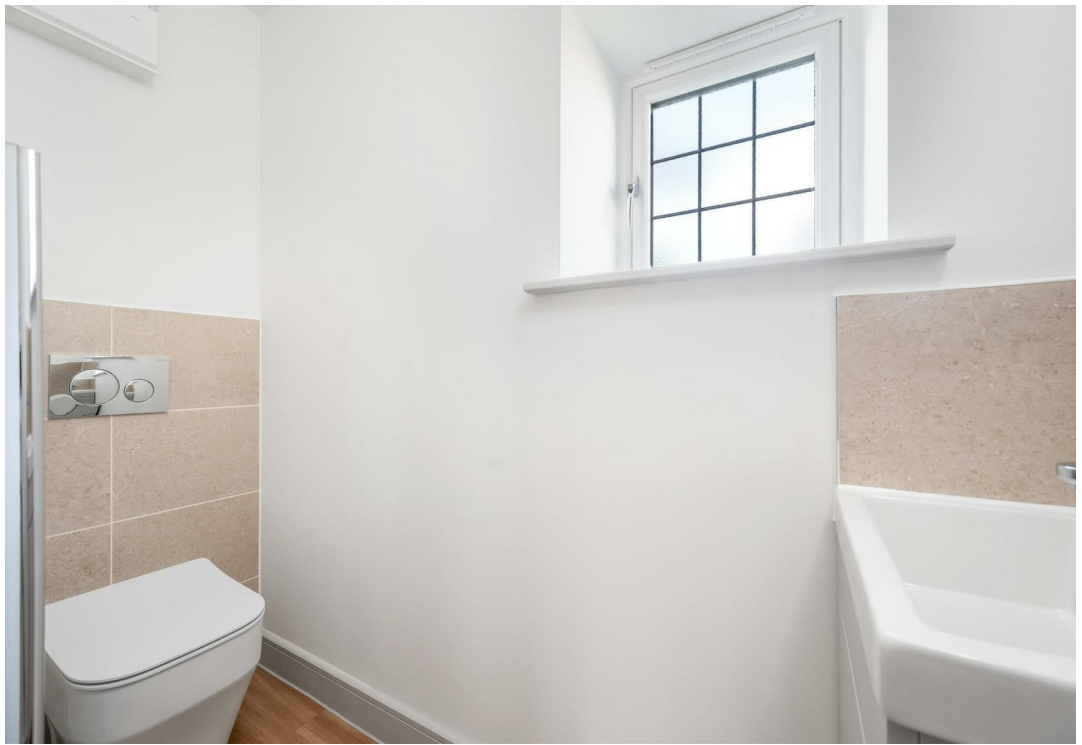
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

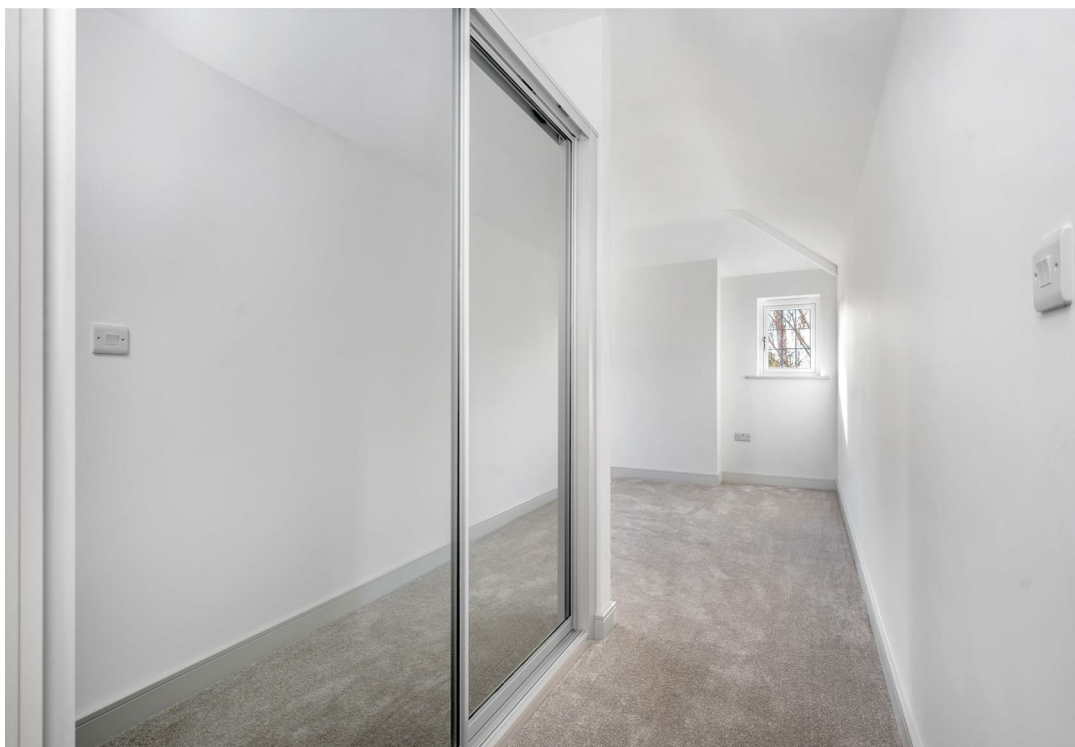
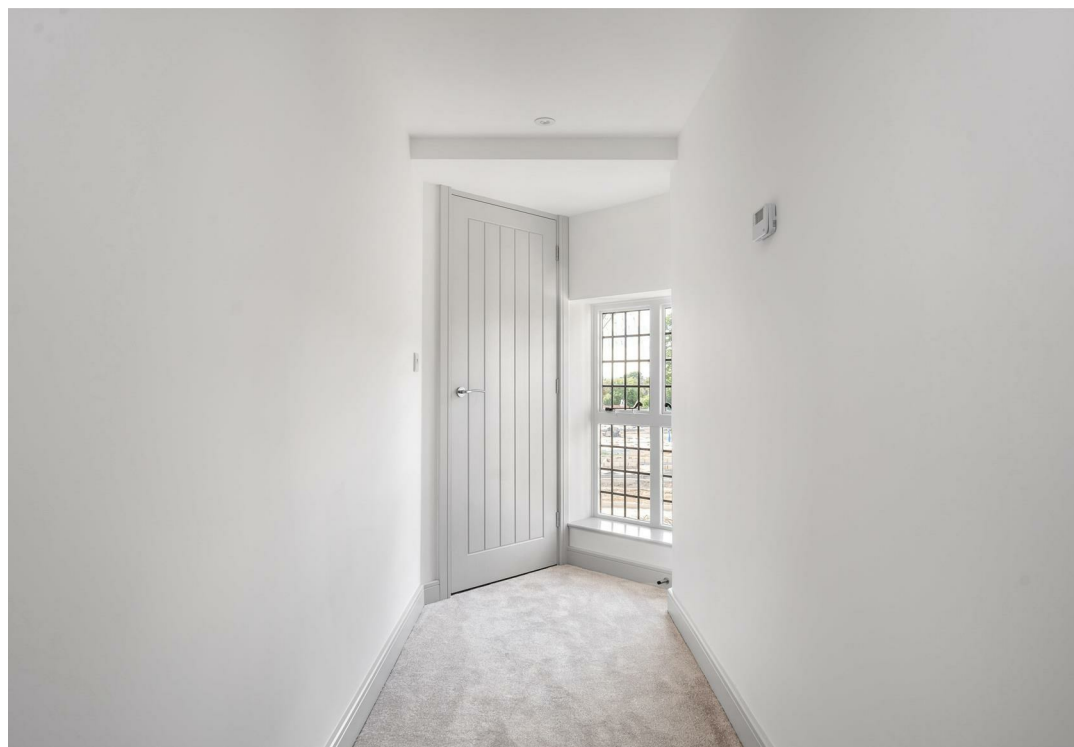


















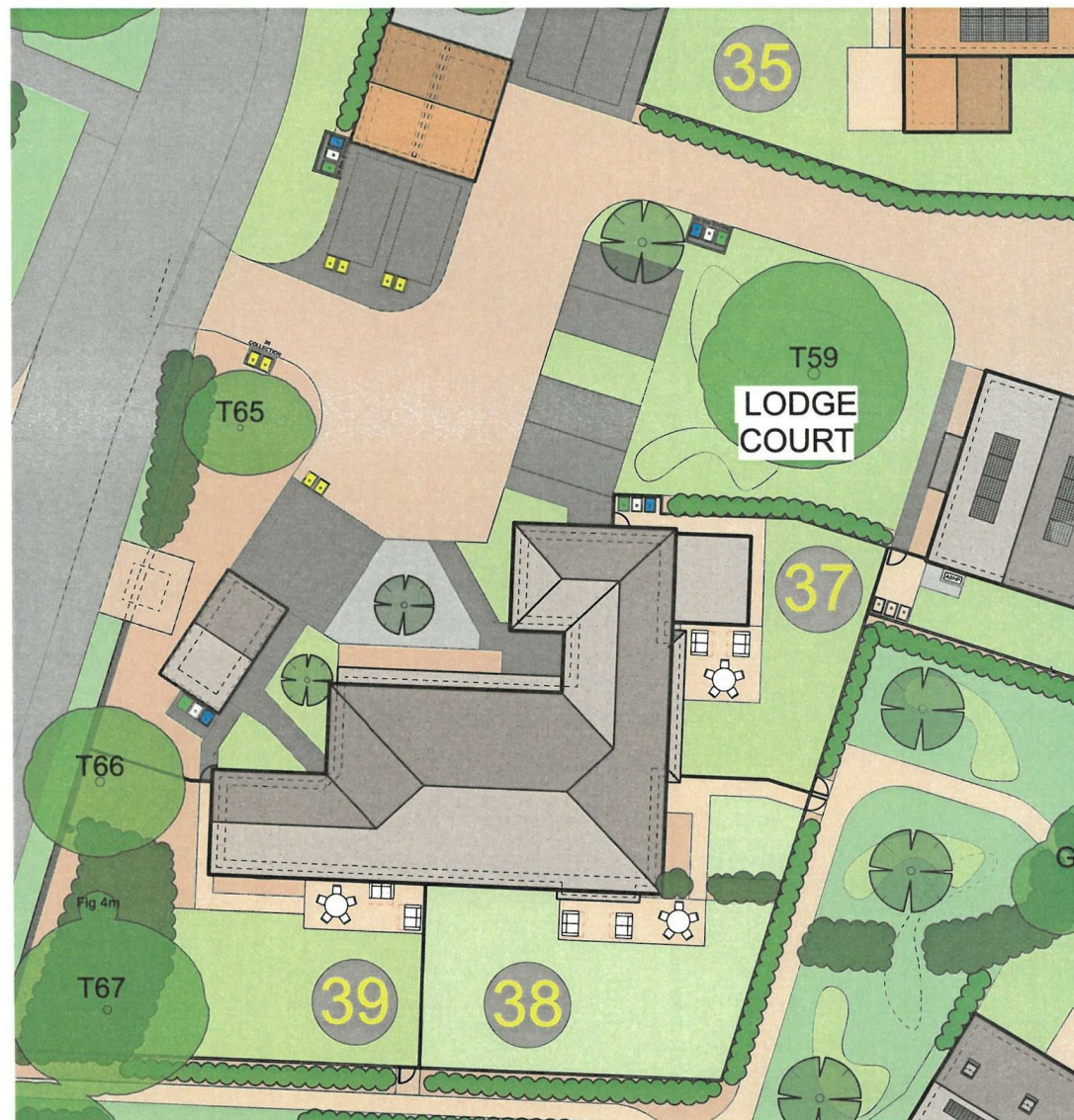








| LEGEND |                                         |
|--------|-----------------------------------------|
|        | Plot Demise                             |
|        | Shared Ownership Demise For Lodge Court |
|        | Management Company Demise               |
|        | Soil Bed                                |
|        | Turf/Seed                               |
|        | Block Paver Bricks                      |
|        | Block Paver Charcoal                    |
|        | Gravel                                  |
|        | Paving Slab                             |
|        | 1200mm Post and Rail Fence              |
|        | 1800mm Close Boarded Timber Fence       |
|        | Refuse Collection Point                 |



## PLOT 39

Demise and Site Layout Plan



EASTHORPE GREEN  
Bottesford

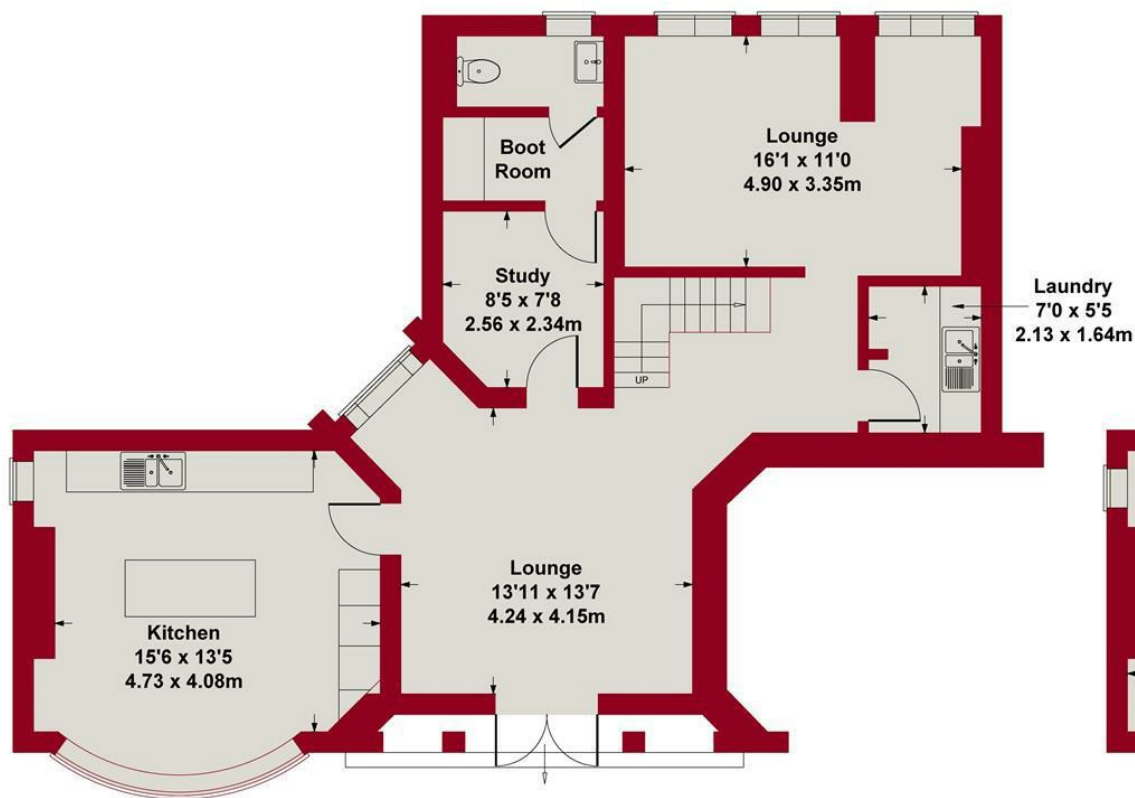
GUSTO



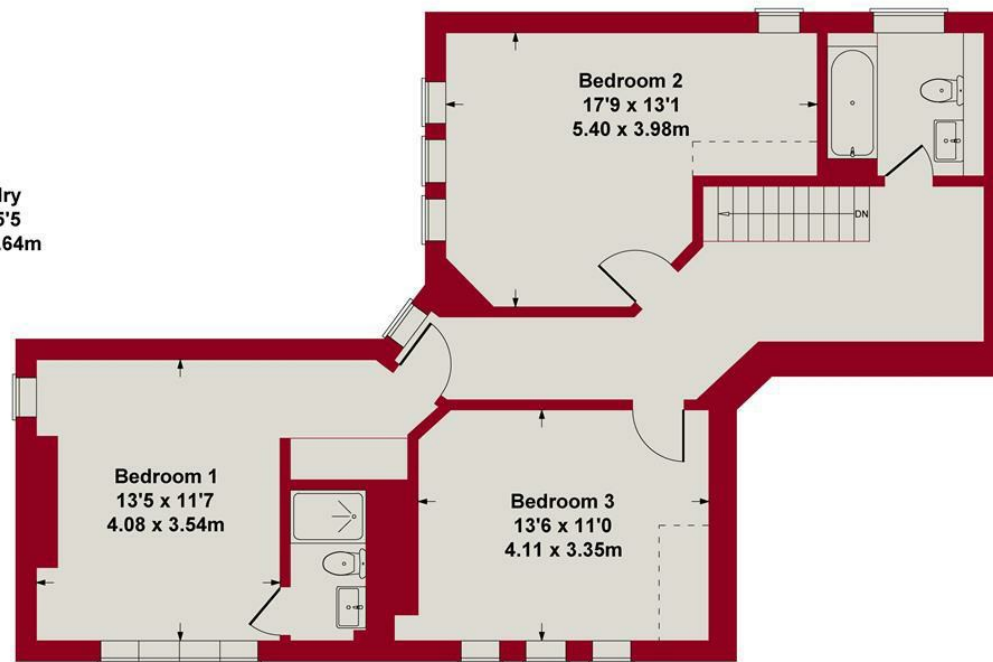
# EASTHORPE GREEN







**GROUND FLOOR**



**FIRST FLOOR**

**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







| 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 |         |                         |
|                                             | 81      | 87                      |
| 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| 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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers