



**2 Lodge Court, Easthorpe, Leicestershire,  
NG13 0JS**

**£585,000**

**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 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.

A CANOPIED PORCH LEADS TO A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND IN TURN TO THE;

### **ENTRANCE HALL**

17'10 x 6'10 (5.44m x 2.08m)

A well proportioned space having spindle balustrade staircase rising to the first floor landing, oak effect flooring, a good level of storage with built-in cupboards, one of which houses the under floor heating manifolds, the other having electrical consumer unit and control unit for the photovoltaics.

Oak doors lead to;

### **STUDY**

10'4 x 7'10 (3.15m x 2.39m)

A versatile space ideal as a home office, perfect for todays way of working having triple glazed window to the front.

### **LIVING ROOM**

15'7 x 12'7 (4.75m x 3.84m)

A well proportioned light and airy space having preparation for wall mounted television, triple glazed window to the rear.

A further door leads through into the;

### **OPEN PLAN LIVING DINING KITCHEN**

30'6 x 18'9 max (9.30m x 5.72m max)

A stunning light and airy room benefitting from windows to three elevations, including triple glazing and French doors out into the rear garden. The reception space is large enough to accommodate both living and dining area, having useful built-in cupboard.

Open plan to the;

### **KITCHEN**

Tastefully appointed and fitted with a generous range of contemporary units with two runs of work surfaces, inset bowl, sink and drainer unit with brush metal swan neck mixer tap, integrated appliances include Neff induction hob, fan assisted oven and combination microwave, fridge, freezer and dishwasher.

A further door leads into the;

### **UTILITY**

8'10 x 5'11 (2.69m x 1.80m)

Having fitted base units complementing the main kitchen having worksurface and bowl and sink unit with brush metal swan neck mixer tap, plumbing for washing machine and space for tumble dryer, further useful built-in storage cupboard, triple glazed window to the front.

RETURNING TO THE ENTRANCE HALL A FURTHER DOOR GIVES ACCESS INTO THE;

### **GROUND FLOOR CLOAKROOM**

5'10 x 2'10 (1.78m x 0.86m)

Having a two piece suite comprising of close coupled WC, vanity unit with inset wash basin and chrome mixer tap.

FROM THE ENTRANCE HALL, A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

### **FIRST FLOOR GALLERIED LANDING**

An attractive well proportioned space having triple glazed window to the front, built-in airing cupboard which houses the pressurised hot water cylinder, access to the loft space above.

Further doors leading to;

### **BEDROOM 1**

12'11 x 12'6 (3.94m x 3.81m)

Well proportioned double bedroom with aspect into the rear garden, having built-in wardrobes with sliding mirrored door fronts, central shelved alcove, triple glazed window.

Further door leading to;

### **ENSUITE SHOWER ROOM**

7'11 x 5'0 (2.41m x 1.52m)

Having a contemporary three piece suite comprising of double width shower enclosure with sliding screen, wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, LED mirror and contemporary towel radiator.

### **BEDROOM 2**

11'10 x 11'3 (3.61m x 3.43m)

A double bedroom with aspect to the front, triple glazed window.

### **BEDROOM 3**

11'11 x 10'4 (3.63m x 3.15m)

A further double bedroom with pleasant aspect and triple glazed window.

### **BEDROOM 4**

12'5 x 6'11 (3.78m x 2.11m)

Having triple glazed window to the front.

### **FAMILY BATHROOM**

7'11 x 5'6 (2.41m x 1.68m)

Having a contemporary three piece suite comprising of panelled bath with chrome mixer

tap, shower mixer over with both independent handset and rainwater rose over, central alcove, close coupled WC, vanity unit with inset wash basin and chrome mixer tap, contemporary towel radiator, triple glazed window to the rear.

### **EXTERIOR**

The property occupies a pleasant position tucked away within this small courtyard style setting shared with four other dwellings having a central green area to the front and blockset pathway leading to the front door. To the side of the property a driveway provides off road car standing and in turn leads to a single garage.

### **GARAGE**

19'7 x 10'4 (5.97m x 3.15m)

Having up and over door, power and light and electric car charger, useful storage area to the rear.

### **REAR GARDEN**

A reasonable size by modern standards enclosed by feather edge board fencing.

### **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 benefit from 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 and ten year warranties (warranty not applicable to the conversions). 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 all be set up and collected once the managing agents have been set up and the management company activated, later in the site. The developers have informed us that the service charge will be around £250 per year, around £20 per month. Basing this off their other developments that are set up in a very similar way with a similar amount of communal space etc.

#### **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>



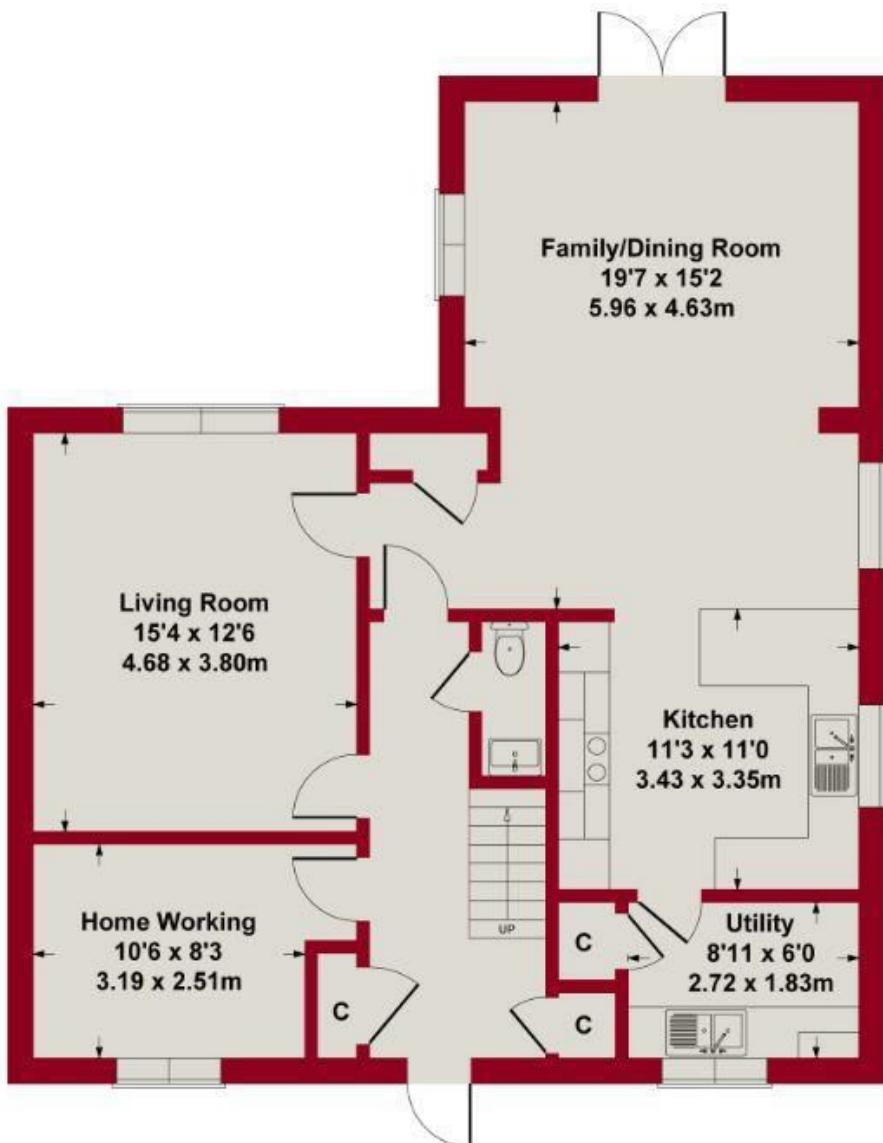




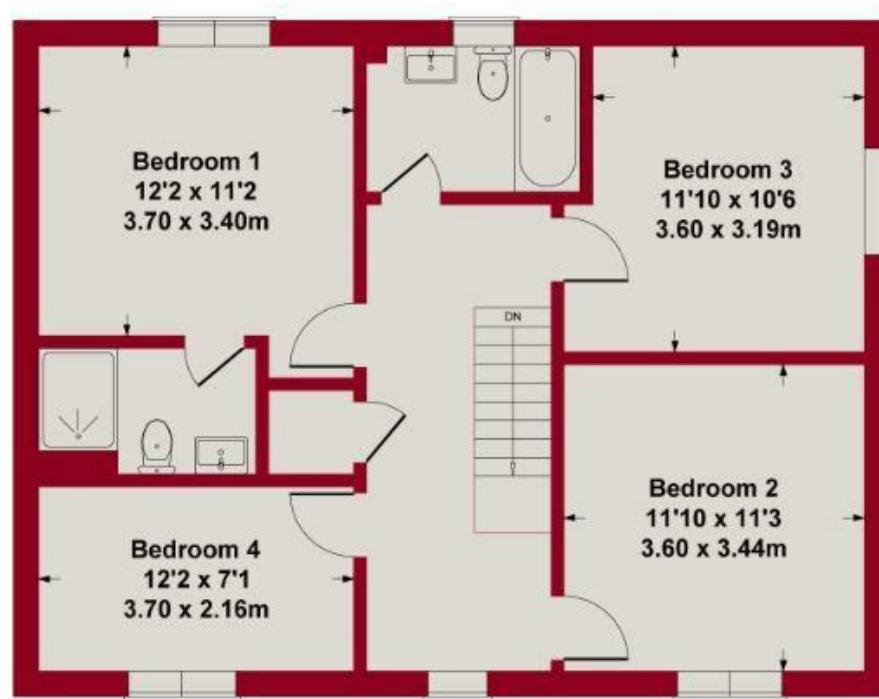


## PLOT 36

Demise and Site Layout Plan



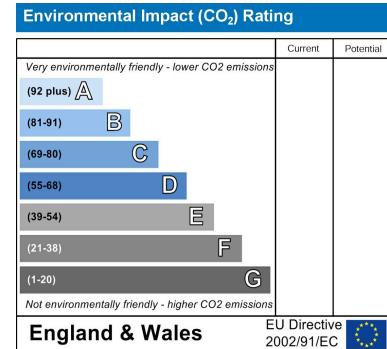
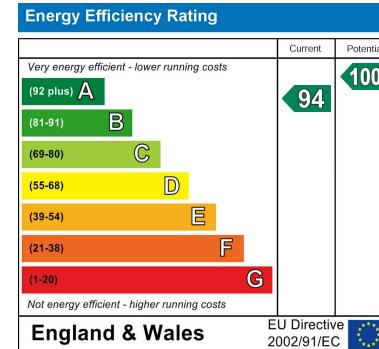
GROUND FLOOR



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.



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 firms 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



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