



1 Lodge Court, Easthorpe, Leicestershire,
NG13 0JS

£575,000

Tel: 01949 836678

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

- Exciting Release of the First 5 Units
- High Efficiency Homes
- Highly Regarded Developer
- Car Charging Point & Air Source Pumps
- 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
- Enhanced Insulation & Photovoltaics
- 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 enhanced 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.

A COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'3" x 6'11" (5.26m x 2.11m)

Having staircase rising to first floor landing, built in cupboard which also houses central heating manifolds and further doors leading to:

GROUND FLOOR CLOAK ROOM

6' x 3' approx (1.83m x 0.91m approx)

Having a contemporary two piece suite.

SITTING ROOM

15'7" x 12'4" (4.75m x 3.76m)

A well proportioned reception having triple glazed windows into the rear garden.

STUDY

12'5" max x 8'4" (3.78m max x 2.54m)

A versatile reception which would be large enough to use as a snug but would make an ideal home office, perfect for today's way of working having a triple glazed window overlooking paddocks to the front.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

INNER LOBBY

Having a built in cupboard and open doorway leading through into:

OPEN PLAN L SHAPED LIVING/DINING KITCHEN

29' x 15' (8.84m x 4.57m)

A generous open plan space which benefits from a dual aspect having triple glazed windows to both side elevations and French doors on the westerly side. Integrated appliances include Neff oven, Neff microwave, Neff induction hob, Neff fridge freezer, Neff dishwasher and Neff extractor hood. The living area provides a great reception space leading into a well appointed kitchen utility off.

UTILITY ROOM

8'10" x 6'6" (2.69m x 1.98m)

Having triple glazed window to the front.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in airing cupboard and further doors leading to:

BEDROOM 1

13'2" x 12'2" (4.01m x 3.71m)

A well proportioned double bedroom benefitting from ensuite facilities having triple glazed window to the rear and a further door leading through into:

ENSUITE SHOWER ROOM

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

Having a contemporary suite.

BEDROOM 2

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

A further double bedroom having triple glazed window to the front with excellent views across opposing paddocks.

BEDROOM 3

11'10" x 10'4" (3.61m x 3.15m)

A further double bedroom benefitting from a westerly aspect having a triple glazed window to the side.

BEDROOM 4

12;2" x 7' (3.66m;0.61m x 2.13m)

Large enough to accommodate a double bed but would make a generous single having triple glazed window with excellent open aspect to the front.

BATHROOM

8'1" x 5'7" (2.46m x 1.70m)

Having a contemporary suite and obscured triple glazed window to the rear.

EXTERIOR

The property is tucked away in the corner of the close with attractive open aspects to the front, gardens to the front, side and rear and off road parking with a brick and pantiled single garage.

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. Some 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 and some internal 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 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 and a ten year warranty provided by "Build Zone".

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:-

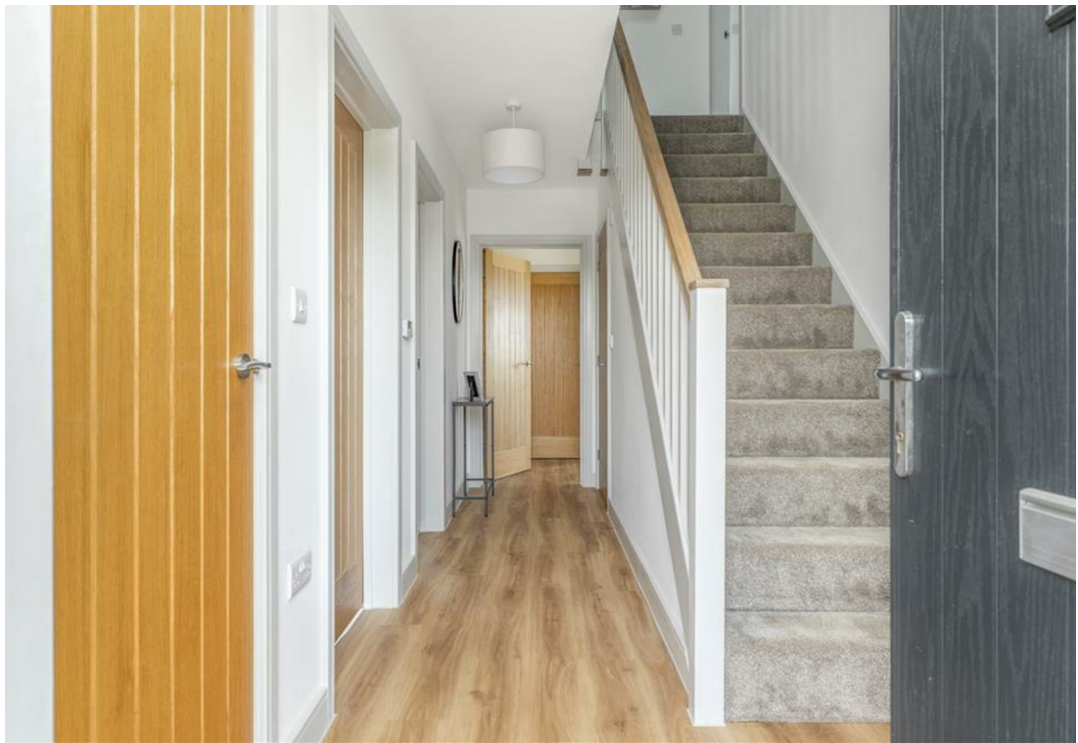
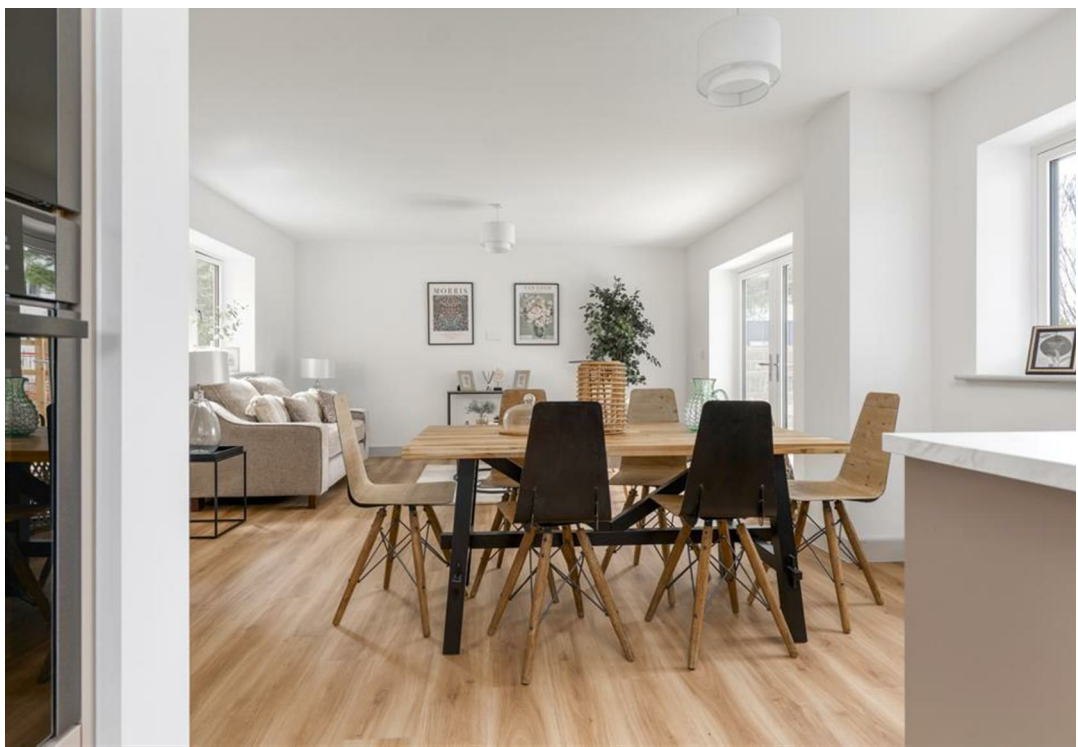
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

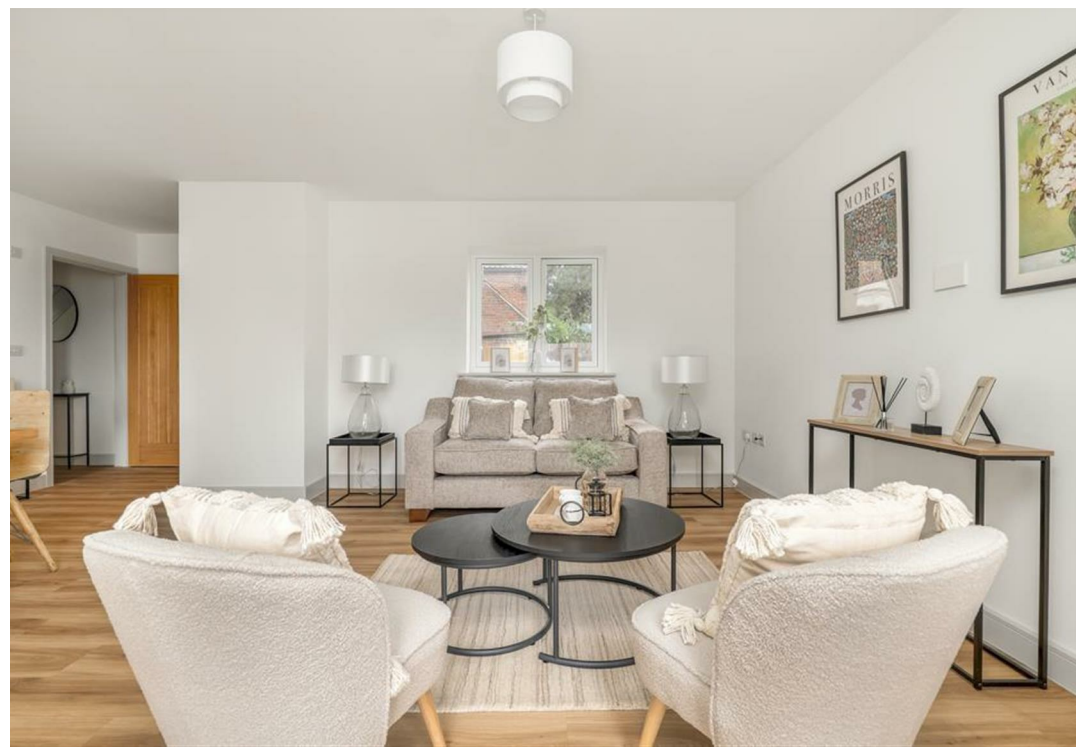
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

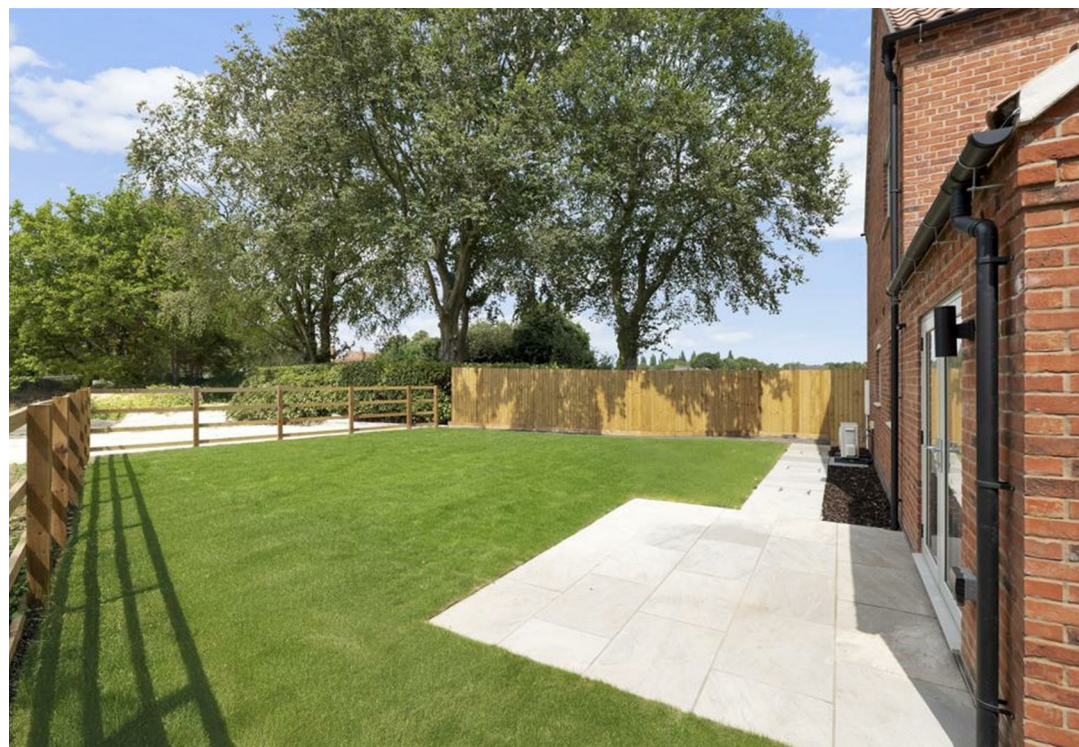




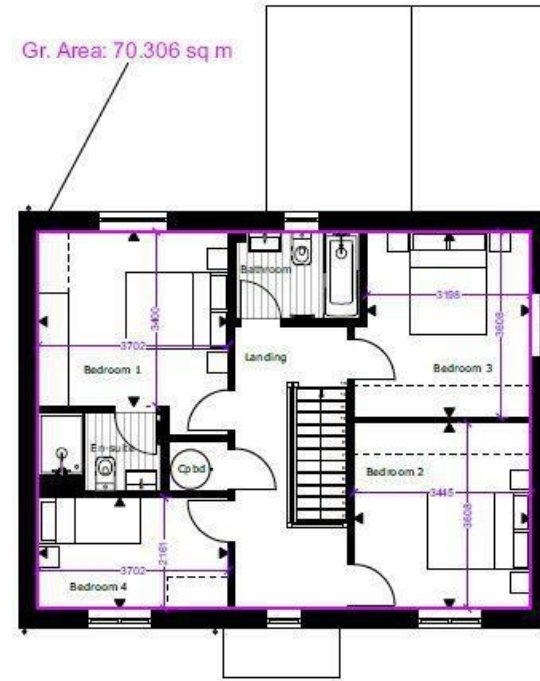
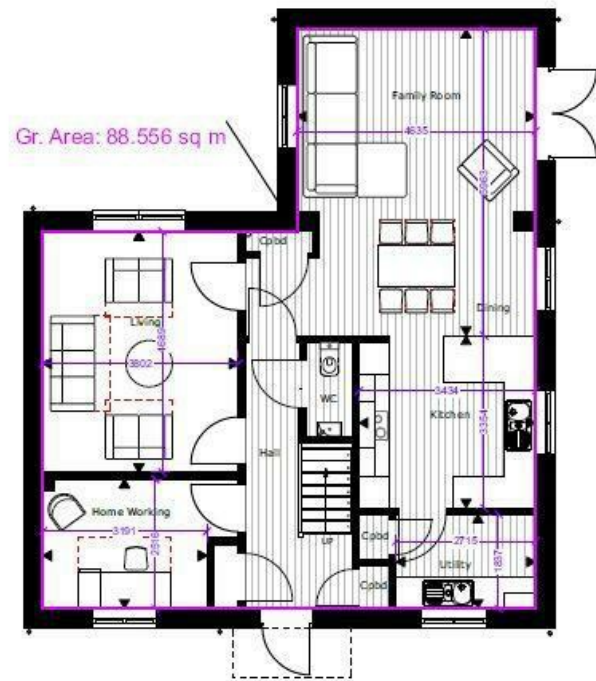












PLOT 35

Ground and First Floor Layout Plans
House Type EL04



EASTHORPE GREEN
Bottesford


GUSTO



Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			

England & Wales

EU Directive
2002/91/EC





GUSTO

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



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