

# **RESERVED**



Plot 8, 1 Brunswick Place, Easthorpe, Leicestershire, NG13 0JP

**£375,000** Tel: 01949 836678



- Exciting Release of Phase Two
- 3 Bedrooms, 2 Bath/Shower Rooms
- High Efficiency Homes
- Enhanced Insulation & Air Heat Source Pumps
- Ease of Access to Local Ammenities

- Plot 8 1,175 sqft The Franklin
- 39 Plots In Total
- Triple Glazing
- Car Charging Points & 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 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.

The release of phase two (The Paddocks), brings to the market eight beautifully appointed three and four bedroom homes in a variety of designs, again all finished to a high standard. These properties are expected to near completion in spring/summer 2026, with early reservation coming highly recommended.

#### LOUNGE AREA

10'4" x 20'1" (3.15m x 6.12m)

## DINING AREA

16'0" x 10'0" (4.88m x 3.06m)

### **KITCHEN**

9'5" x 11'6 (2.87m x 3.51m)

### BEDROOM 1

11'5" x 11'0 (3.48m x 3.35m)

# BEDROOM 2

11'1" x 11'3" (3.39m x 3.43m)

# BEDROOM 3

11'1" x 8'4" (3.39m x 2.55m)

#### **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 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.

#### **RESERVATION FEE**

This reservation fee of £1,000 will hold your chosen plot until 4 months prior to the anticipated build completion date, by this time you must be in a position to proceed (i.e. sold or accepted an offer on your own property / have funds in place). If you are not in a position to proceed at this stage, Gusto Homes (Collingham) Ltd will return the plot to the open market, if this is the case you will be offered the opportunity to transfer your reservation deposit to a later plot or have a partial refund.

The deposit shall be treated as part payment of the Price Agreed.

The deposit is subject to a 14 day cooling off period during which time the deposit will be refunded fully should the buyer change their mind. After that period, if the buyer wishes to withdraw from the purchase then 50% of the deposit will be refunded if this is prior to contract paperwork being issued, after this point the deposit shall become forfeit and belong to the seller.











INCLUDED IN PRICE OF A GUSTO HOME AS STANDARD

											Bottesford																		4		-															
				orior De Option			Techr	ology		Safety and Security					Kitchen												B	lectrica	3		Plumbing and Heating								General						EPC	
Homes			Private appointment with Gusto Homes	Symphony fitted wardrobe to master bedroom	Painted vertical 5 panel internal doors, solid core	Hard wired fibre optic broadband direct to the property	TV points to lounge and all bedrooms	Aerial within loft space with TV booster	BT service to all plots	Multipoint lock system with Euro Lock, internal thumb turn	External LED up and down lighting to front and rear doors (or where applicable)	Locks to all windows	Smoke alarms	Symphony Linear Form or Linear Icon kitchen with extensive range of door choices	Neff oven and microwave oven	Neff induction hob and extractor	Neff fridge freezer with ice box	Neff integrated distwasher	Symphony Urban Kitchen with extensive range of door choices	Hotpoint oven and microwave oven	Hotpoint induction hob and extractor	Hotpoint fridge freezer with ice box	Hotpoint integrated dishwasher	Hotpoint integrated washer dryer	Quartz Worktop	Laminate Worktop	LED downlights to kitchen area and bathroom	hen area and bathro	HiB Vegma 50 heated mirror with lighting & charger point incorporated	PV array with battery storage preparation	My Energi Zappi 7,2kW EV charger	Grant Areona ASHP, Grant high performance indirect unvented cylinder	Ground floor under floor heating	Wall hung aluminium radiators to first floor	Greenwood Airvac CV2GIP DMEV/ or mechanical ventilation heat recovery system, plot specific	Eastbrook Wingrave dual fuel straight heated towel rail matt grey to bathrooms and ensuites	Roper Rhodes sanitary ware including sink with built in storage with Hans Groher mixer taps	Thermostatically controlled shower over bath (family bathroom) or separate cubicle in ensuite	Carpet flooring to all rooms (except washrooms/ kitchen/utility)	Laminate flooring to kitchen/ dining rooms/ utility (where applicable) cloakroom	Vinyl flooring to bathrooms	Ceramic tiled flooring to bathrooms with electric underfloor heating	Turfed garden with stabbed seating area	Iclino	Electric up and over door with power socket and ighting	*
The Paddocks								0					- 20					·																					4					- 10		
The Presley	EL05	Plot	1 x	x	х	х	х	х	x	х	х	X	х	х	х	х	х	х							х		х	X	х	x	x	х	х	х	х	х	х	х	X	х	х		х	х	х	Α
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The Franklin	EL08	Plot	8 x	X	x	x	x	x	x	x	x	x	x	x	x	x	x	x								x	х	x	x	x	x	x	x	х	x	x	x	x	X	x	x		x	x	x	А

# HOUSE TYPE KEY The Osborne, 2 bedroom bungalow

The Hendrix, 2 bedeoom bungalow

The Miller, 2 bedroom bungalow

The Marley, 3 bedroom bungalow

The Minogue, 3 bedroom house

The Franklin, 3 bedroom house

The Hucknall, 4 bedroom house

The Presley, 4 bedroom house

The Clapton, 4 bedroom house

The Lennon, 4 bedroom house

The Charles, 5 bedroom house

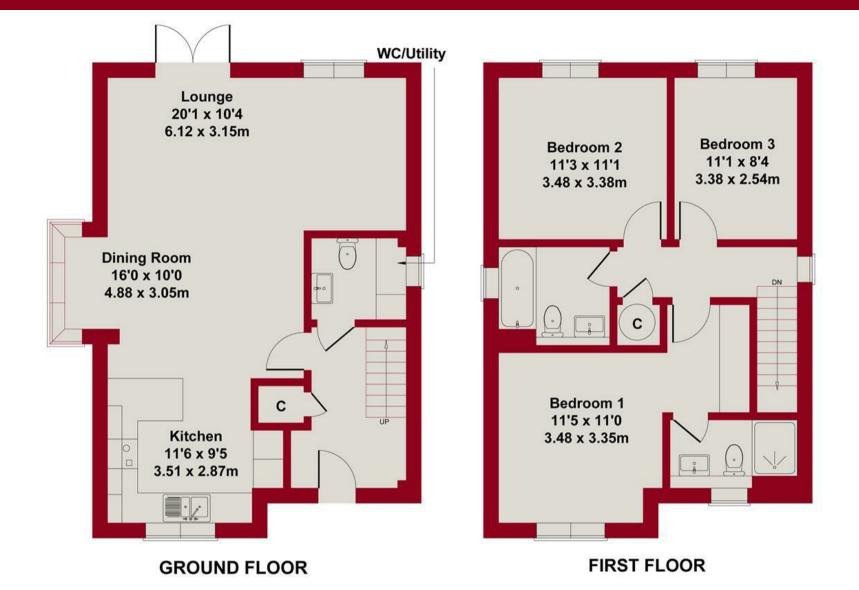
The Armstrong, 5 bedroom house

The King, 5 bedroom house









# SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

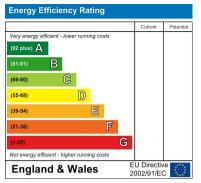
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

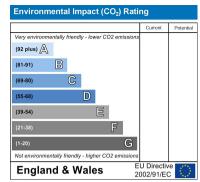
RICHARD WATKINSON

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EASTHORPE GREEN







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



PLOT 8 - The Franklin



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

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