

Plot 4, 8 Brunswick Place, Easthorpe, Leicestershire, NG13 0JP

£535,000 Tel: 01949 836678



- Exciting Release of Phase Two
- Four Beds, Two Bath/Shower Room
- High Efficiency Homes
- Enhanced Insulation & Photovoltaics
- Esase of Access to Local Ammenities

- Plot Four 1,517sqft The Hucknall
- 39 Plots in Total
- Triple Glazing
- Car Charging Point & Air Source Heat Pump
- 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.

KITCHEN/DINING ROOM

19'10" x 19'2" (6.05m x 5.84m)

LIVING ROOM

16'8" x 13'7" (5.08m x 4.14m)

STUDY

10' x 8'11" (3.05m x 2.72m)

UTILITY

9'6" x 6'4" (2.90m x 1.93m)

BEDROOM 1

14'6" x 13'7" (4.42m x 4.14m)

BEDROOM 2

12'11" x 11'7" (3.94m x 3.53m)

BEDROOM 3

12'8" x 12'1" (3.86m x 3.68m)

BEDROOM 4

13'3" x 9'3" (4.04m x 2.82m)

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".

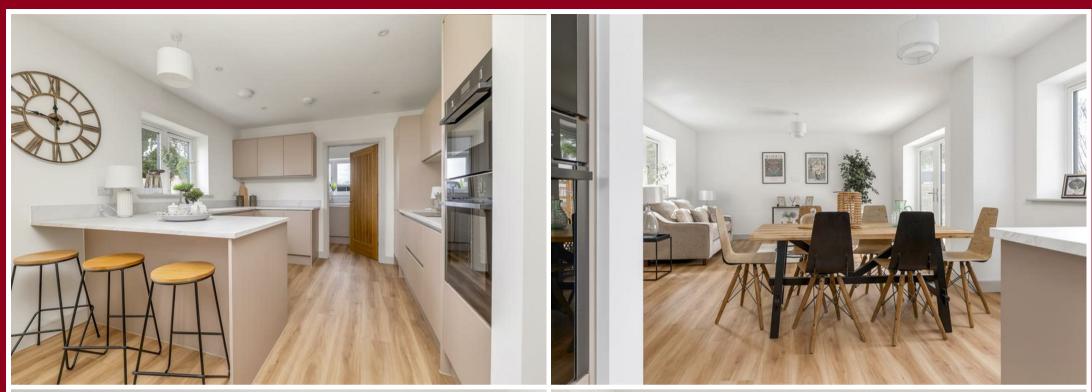
Please note:- As is common with similar developments, there will be a resident owned management company for communal areas of the site. Gusto Homes will assist with the setup of this and provide the necessary support to facilitate its introduction. This will come into effect once the last plot on the 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

INCLUDED IN PRICE OF A GUSTO HOME AS STANDARD ——Bottesford ——														27		4																														
Homes				nor De Option		Technology				Sa	fety and	d Secu	nty	Kitchen									Electrical					Plumbing and Heating								General I						EPC				
			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		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		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 distrwasher	Symphorry 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 distriwasher	Hotpoint in legrated washer dryer	Quartz Worklop	Laminate Worktop	LED downlights to kitchen area and bathroom	downlights to kitchen are	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	st floor	Greenwood Airvac CV2GIP DMEV/ or mechanical ventilation heat recovery system, plot specific	Eastbrook Wingrave dual fuel straight heated towel rail mait 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	athrooms	Ceramic tiled flooring to bathrooms with electric underfloor heating	slabbed seafing area	e includes vamished oak handrail ar	Electric up and over door with power socket and ighting	
The Paddocks																																														
The Presley	EL05	Plot 1	x	x	х	x	x	х	x	x	x	x	x	x	x	X	х	x							x		x	х	х	x	x	x	x	x	X	х	x	x	x	х	х		x	x	х	А
The Hucknall	EL14	Plot 2	×	x	х	X	x	х	х	X	x	x	x	х	X	x	x	x							x		х	х	x	x	x	x	х	X	x	x	x	x	x	x	x		x	x	x	Α
The Presley	EL05	Plot 3	x	x	х	x	x	x	x	x	x	x	x	x	x	x	x	x	3	ex.					x		x	x	x	X	x	x	x	x	x	x	x	x	x	x	x		x	x	x	А
The Hucknall	EL14	Plot 4	x	x	х	x	x	x	x	х	x	х	х	x	х	х	х	х		.v					x	n n	x	x	х	х	x	x	х	х	X	x	x	x	x	x	х		x	x	x	А
The Franklin	EL08	Plot 5	x	x	х	x	х	х	x	х	х	X	x	х	х	х	х	х								х	x	x	х	x	x	X	х	х	х	х	x	x	x	x	x		x	x	х	А
The Clapton	EL04	Plot 6	×	x	х	x	x	x	x	x	х	x	x	x	x	x	х	x		w/					x		x	x	x	х	x	x	x	x	x	x	x	x	x	x	x		x	x	x	A
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The Franklin				x	х	x	х	х	x	x	х	x	х	х	х	x	х	х								х	x	x	х	х	x	х	х	x	x	x	x	x	x	х	х		x	x	х	А

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









GROUND FLOOR FIRST FLOOR

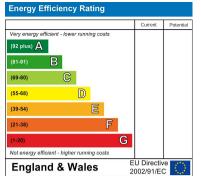
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

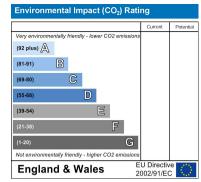
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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





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