



Plot 6, 5 Brunswick Place, Easthorpe,
Leicestershire, NG13 0DU

£595,000
Tel: 01949 836678

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

- Exciting Release of Phase Two The Paddocks
- 4 Bedrooms, 2 Bath/Shower Rooms
- 39 Plots in Total
- Triple Glazing
- Car Charging Point & Photovoltaics
- Plots 6 & 7 - 1,710 sq.ft. - The Clapton
- Double Garage
- High Efficiency Homes
- Enhanced Insulation & Air Source Heat Pump
- Ease of Access to Local Amenities

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.

FAMILY/DINING ROOM

15'2 x 19'6 (4.62m x 5.94m)

KITCHEN

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

UTILITY

6'0 x 8'10 (1.83m x 2.69m)

LIVING ROOM

15'4 x 12'5 (4.67m x 3.78m)

HOME WORKING

8'3 x 10'5 (2.51m x 3.18m)

BEDROOM 1

11'1 x 12'1 (3.38m x 3.68m)

BEDROOM 2

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

BEDROOM 3

10'5 x 11'10 (3.18m x 3.61m)

BEDROOM 4

12'1 x 7'1 (3.68m x 2.16m)

DOUBLE GARAGE

19'8" x 18'0" (6m x 5.5m)

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".

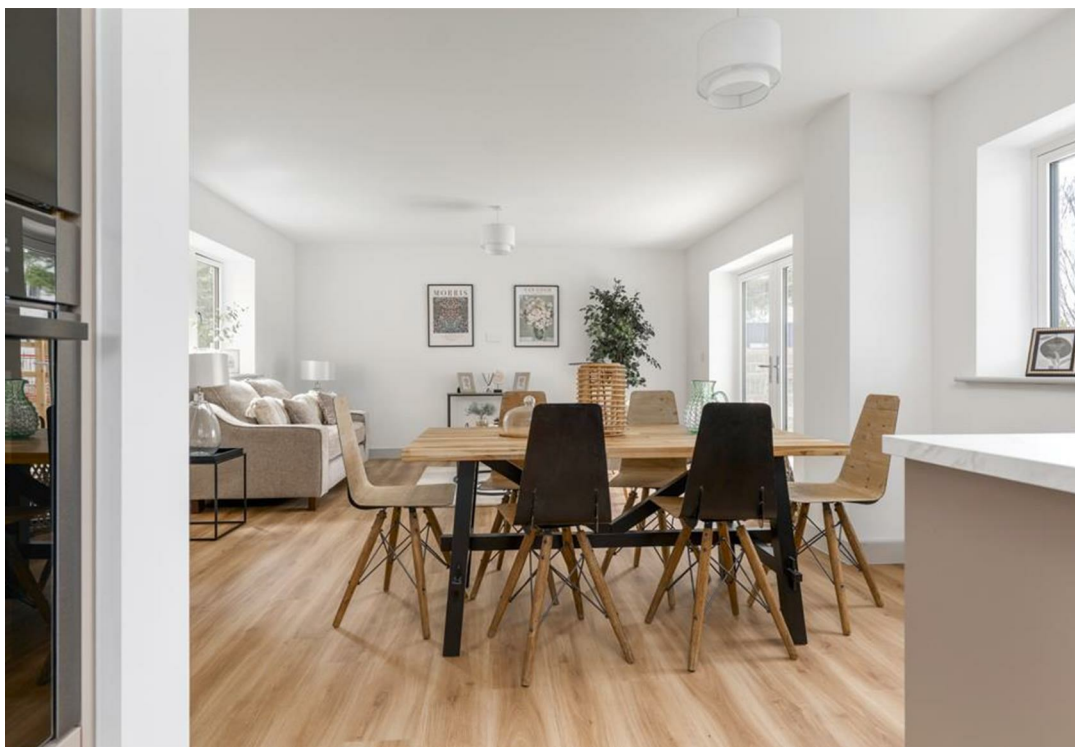
Please note:- As is common with similar developments, there will be a resident owned management company for communal areas of the site. Gusto Homes will assist with the setup of this and provide the necessary support to facilitate its introduction. This will come into effect once the last plot on the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

GLSTO
Homes

[illegible]

HOUSE TYPE KEY

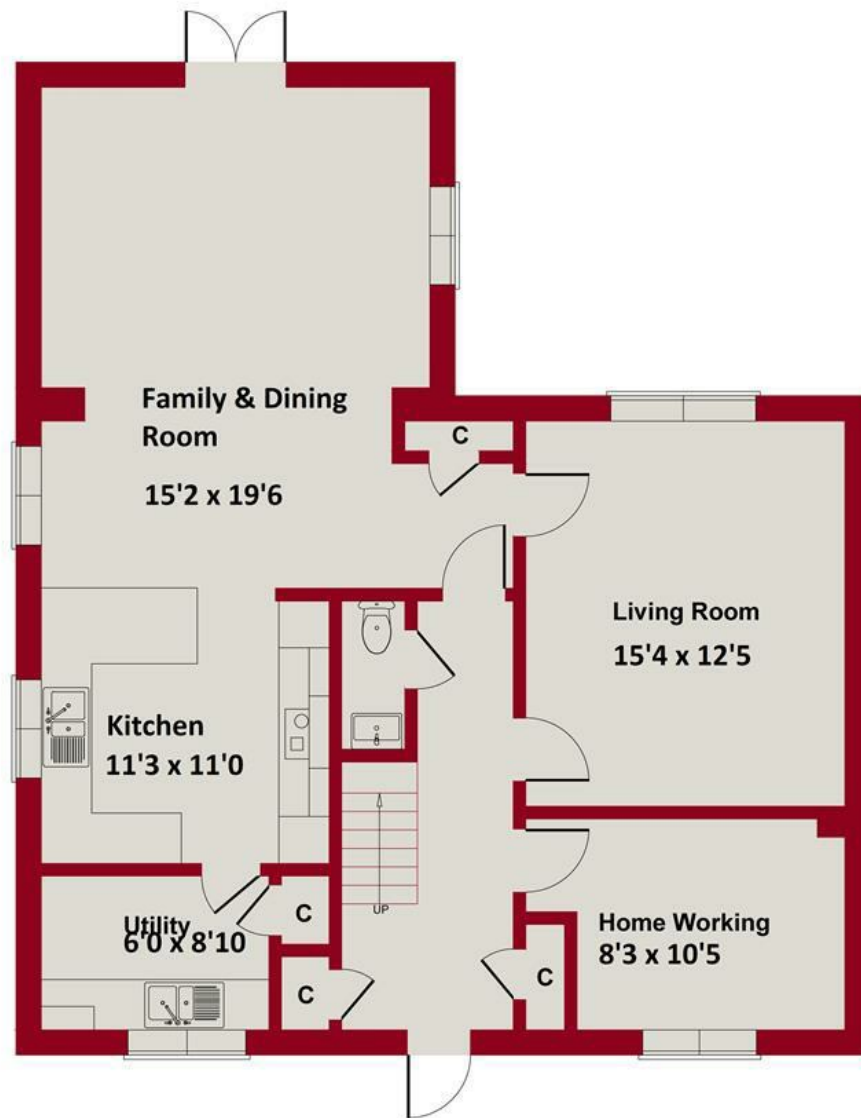
-  The Osborne, 2 bedroom bungalow
-  The Hendrix, 2 bedroom bungalow
-  The Miller, 2 bedroom bungalow
-  The Marley, 3 bedroom bungalow
-  The Minogue, 3 bedroom house
-  The Franklin, 3 bedroom house
-  The Hucknall, 4 bedroom house
-  The Presley, 4 bedroom house
-  The Clapton, 4 bedroom house
-  The Lennon, 4 bedroom house
-  The Charles, 5 bedroom house
-  The Armstrong, 5 bedroom house
-  The King, 5 bedroom house



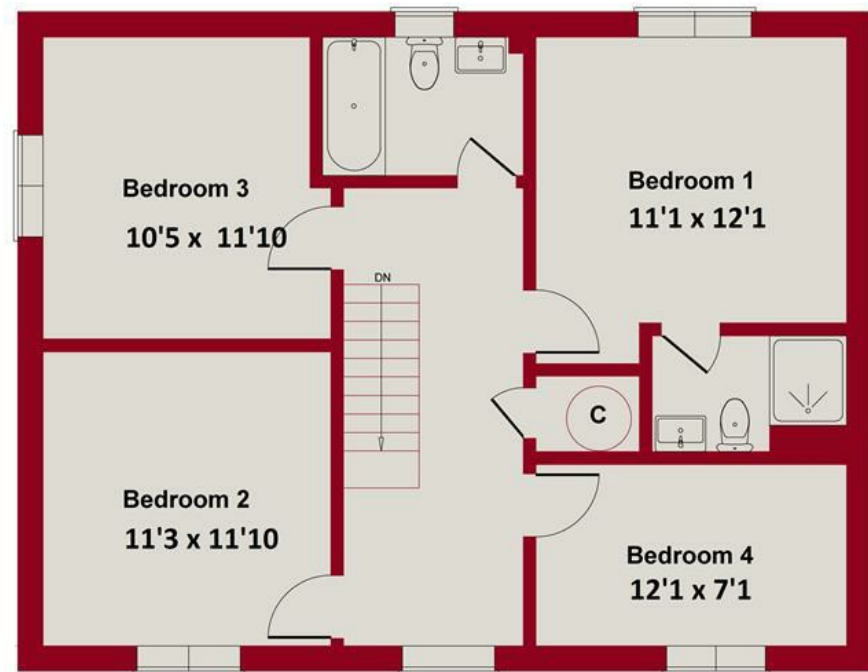
SITE MASTERPLAN


EASTHORPE GREEN
Bottesford

GUSTO



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





Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			



Demise and Site Layout Plan



GUSTO
Homes

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



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