

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

**£595,000** Tel: 01949 836678



- 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

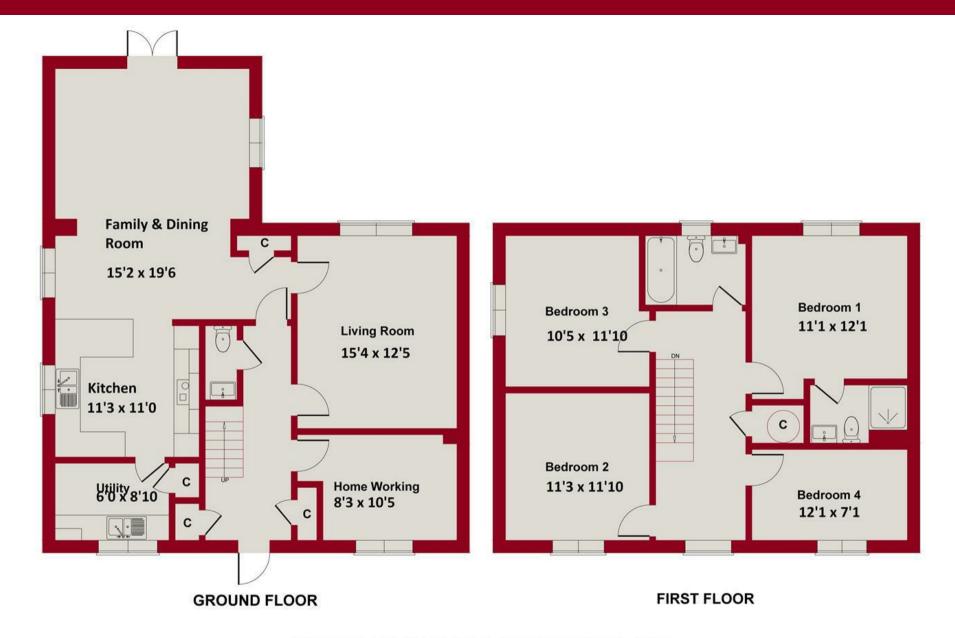
Plumbing and Heating Greenwood Airvac CV2GIP DMEV/ or mechanical vanilation heat recovery system, plot specific Eastbrook Wingrave dual fuel straight heated towel rail mait grey to bathrooms and ensuites. Roper Rhodes sanitary ware including sink with built in storage with Hans Groher mixer taps. Thermostatically controlled shower over bath (family) ard wired fibre optic broadband direct to the property mphony Urban Kitchen with extensive range of door Srant Areona ASHP, Grant high performance indirect ase includes varnished oak handrail and painted utipoint lock system with Euro Lock, internal thumb xiemal LED up and down lighting to front and rear loors (or where applicable) ainted vertical 5 panel internal doors, solid core pindles lectric up and over door with power socket and ighting athroom) or separate cubicle in ensuite ampet flooring to all rooms (except washrooms/ eramic tiled flooring to bathrooms with electric nderfloor heating ymphony fitted wardrobe to master bedroom ED downlights to kitchen area and bathroom iB Vegma 50 heated mirror with lighting & ch oint incorporated ED downlights to kitchen area and bathroom aminate flooring to kitchen/ dining rooms/ where applicable) cloakroom Vall hung aluminium radiators to first floor Varray with battery storage preparation urfed garden with slabbed seating area rivate appointment with Gusto Homes erial within loft space with TV booster V points to lounge and all bedrooms lotpoint induction hob and extractor Ay Energi Zappi 7,2kW EV charger lotpoint oven and microwave oven lotpoint fridge freezer with ice box lotpoint integrated washer dryer Sround floor under floor heafing ymphony Linear Form or Linea densive range of door choices eff induction hob and extractor leff oven and microwave oven eff fridge freezer with ice box lotpoint integrated dishwasher eff integrated dishwasher inyl flooring to bathrooms T service to all plots ocks to all windows aminate Worktop uartz Worldop noke alarms The Paddocks EL05 Plot 1 The Presley The Hucknall EL14 Plot 2 X X X X The Presley EL05 Plot 3 EL14 The Hucknall Plot 4 The Franklin EL08 Plot 5 X X X X A X X X X X A The Clapton EL04 Plot 6 X X x X X × X x X X X X X X X EL04 The Clapton Plot 7 The Franklin EL08 Plot 8

# 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









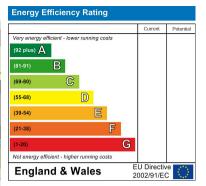
# SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

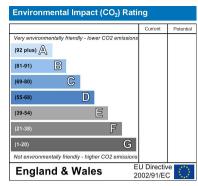
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





EASTHORPE GREEN







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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