# RESERVED

**Plot 18, 2 Juniper Court, Easthorpe, Leicestershire, NG13 0JR**

**£555,000**

**Tel: 01949 836678**

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Plot 18 - 1,605 sq.ft. - The Lennon
- Four Bedrooms
- Open Plan Living Kitchen
- Air Source Heating, Triple Glazing, Solar Panels
- Driveway and Garage
- Detached Family Home
- Ensuite & Main Bathroom
- Underfloor Heating to Ground Floor
- South Facing Rear Garden
- High Efficiency Homes

Launching the final phase of this development 'THE MEADOWS'.

"THE LENNON" Plot 18, 2 Juniper Court.

Another interesting, thoughtfully designed, contemporary home, well positioned within the development, benefitting from a southerly rear aspect, on the edge of development. The accommodation extends to approximately 1,605 sqft and offers a versatile layout.

This design makes for a perfect family home, benefiting from four bedrooms, the principal of which offers both a dressing room and ensuite, as well a balcony with southerly aspect over the garden. To the ground floor there is a spacious lounge, with well proportioned open plan living kitchen, with windows to three elevations and access into the garden. With ground floor cloakroom and utility, leading of the initial hall way.

A double width driveway provides off road parking and leads to the garage. With the gardens affording a pleasant southerly aspect to the rear.

The release of the final phase, brings to the market eleven beautifully appointed three, four and five bedroomed homes, in a variety of designs, again all finished to a high standard. Completed to AECB (Association for Environment Conscious Building) standards, aimed to increase efficiency and reduce CO2 by 70%, compared to the UK average. This is achieved by high levels of insulation, triple glazed windows, solar PV, air source heat pumps and heat recovery. In addition the properties will benefit from underfloor heating to the ground floor and 7KW car chargers.

"EASTHORPE GREEN" is 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 bungalows & 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 (plot and timing dependant), providing clients an element of colour choices for kitchen door finishes, tile and floor coverings. (The conversions will be double glazed, with GCH, no PV).

The development has been released in several phases, predominantly of new build construction and includes a selection of single and 1 1/2 storey homes, specifically for the over 55's, with only a handful of plots remaining within the "Sage Gardens" phase.

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.

https://www.easthorpegreen.co.uk/

**LIVING/DINING ROOM**
18'3 x 14'6 (5.56m x 4.42m)

**KITCHEN**
11'0 x 9'6 (3.35m x 2.90m)

**UTILITY**
6'8 x 5'11 (2.03m x 1.80m)

## LIVING ROOM
17'0 x 11'7 (5.18m x 3.53m)

## BEDROOM 1
14'9 x 10'10 (4.50m x 3.30m)

## BEDROOM 2
11'5 x 10'10 (3.48m x 3.30m)

## BEDROOM 3
12'10 x 10'7 (3.91m x 3.23m)

## BEDROOM 4
10'3 x 9'6 (3.12m x 2.90m)

## 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.

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 and ten year warranties (warranty not applicable to the conversions).

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 all be set up and collected once the managing agents have been set up and the management company activated, later in the site. The developers have informed us that the service charge will be around £250 per year, around £20 per month. Basing this off their other developments that are set up in a very similar way with a similar amount of communal space etc.

## RESERVATION FEE
This reservation fee of £1,000 will hold your chosen plot until 3 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 (Easthorpe) LLP 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.

## 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.

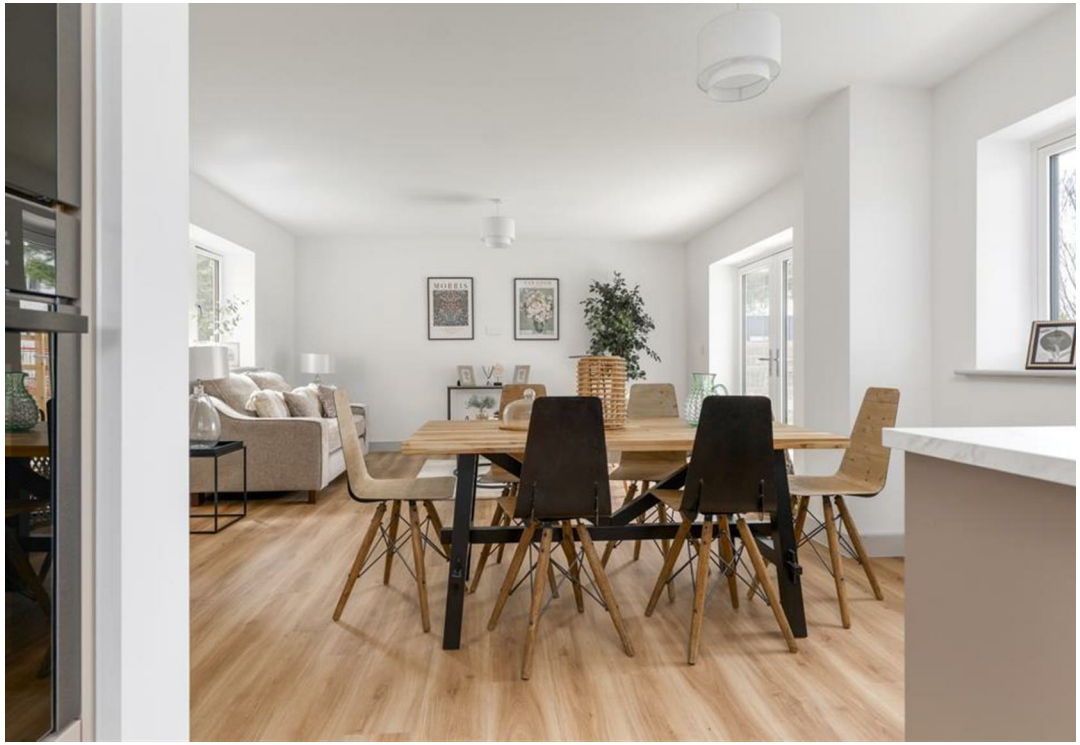
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



Sorry

MORRIS

GUSTO Homes

EASTHORPE GREEN
Bottesford

INCLUDED IN PRICE OF A GUSTO HOME AS STANDARD

| | | | Interior Design Options | | | Technology | | | | Safety and Security | | | | Kitchen | | | | | | | | | | | | | Electrical | | | | | Plumbing and Heating | | | | | | | General | | | | | | | EPC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Private appointment with Gusto Homes | Symphony fitted wardrobe to master bedroom | Painted vertical 5 panel internal doors, solid cor | 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 dishwasher | 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 | LED downlights to kitchen area and bathroom | HIB Vegma 50 heated mirror with lighting & charger point incorporated | PV array with battery storage preparation | My Energi Zappi 7.2kW EV charger | Grant Aeona 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. | Eastorck 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 Grohe 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 slabbed seating area | Staircase includes varnished oak handrail and painted spindles | Electric up and over door with power socket and lighting | |
| **The Meadows** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The Franklin | EL08 | Plot 9 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | A |
| The Minogue | EL07 | Plot 10 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | A |
| The Minogue | EL07 | Plot 11 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | A |
| The Franklin | EL08 | Plot 12 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | A |
| The Clapton | EL04 | Plot 13 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | A |
| The Charles | EL12 | Plot 14 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | x | A |
| The Armstrong | EL10 | Plot 15 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | x | A |
| The Lennon | EL09 | Plot 16 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | x | A |
| The Lennon | EL09 | Plot 17 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | x | A |
| The Lennon | EL09 | Plot 18 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | x | A |
| The King | EL11 | Plot 19 | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | | | | | | x | | x | x | x | x | x | x | x | x | x | x | x | x | x | x | | x | x | x | x | A |

## HOUSE TYPE KEY

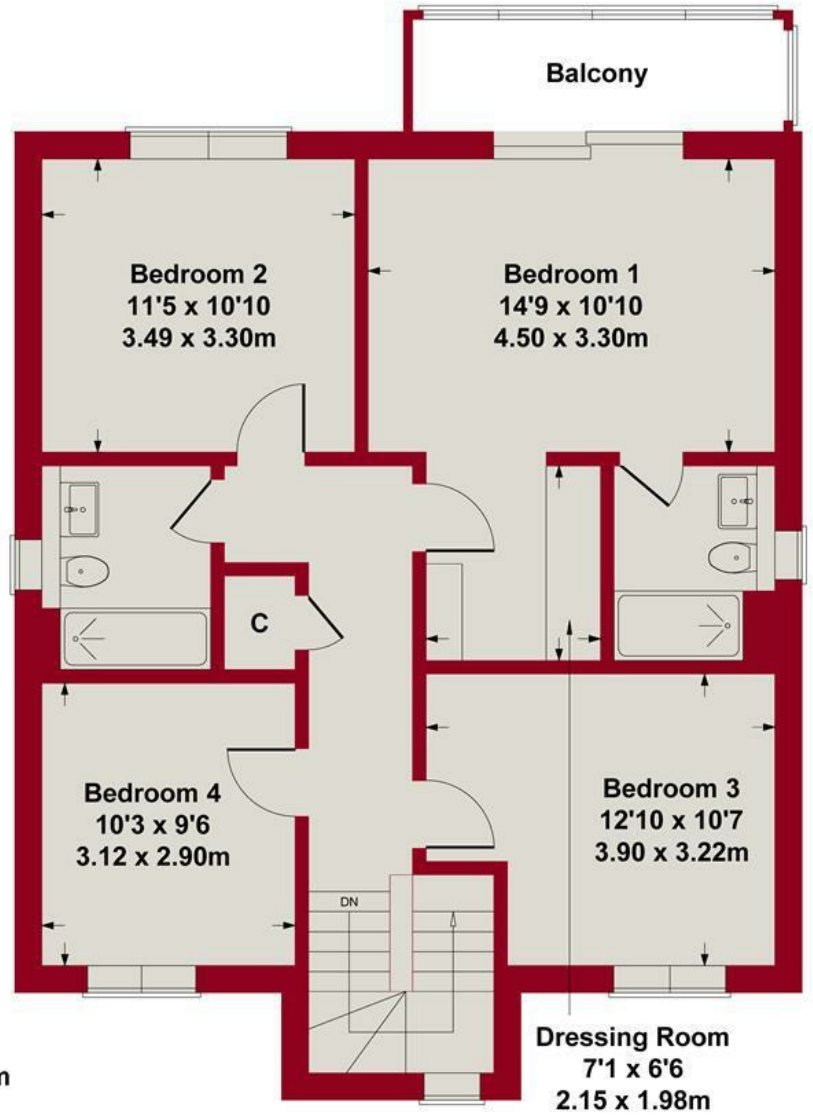
- The Osborne, 2 bedroom bungalow
- The Hendrix, 2 bedeoom bungalow
- The Miller, 2 bedroom bungalow
- The Marley, 3 bedroom bungalow
- The Minogue, 3 bedroom house
- The Franklin, 3 bedroom house
- The Hucknall, 4 bedroom house
- The Presley, 4 bedroom house
- The Clapton, 4 bedroom house
- The Lennon,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

# SITE MASTERPLAN

EASTHORPE GREEN
Bottesford

GUSTO

**GROUND FLOOR**



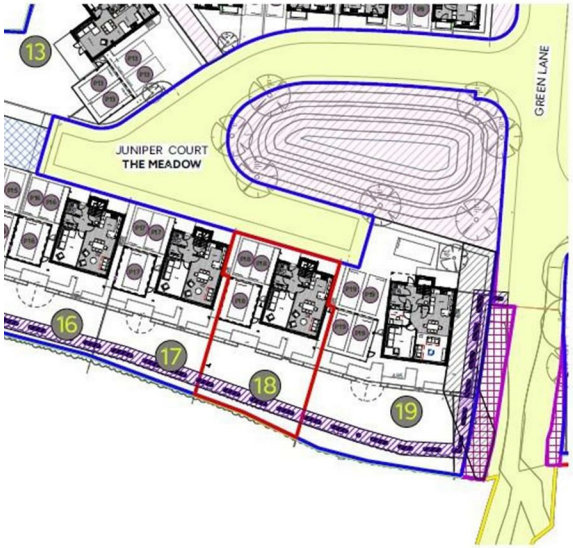

**FIRST FLOOR**

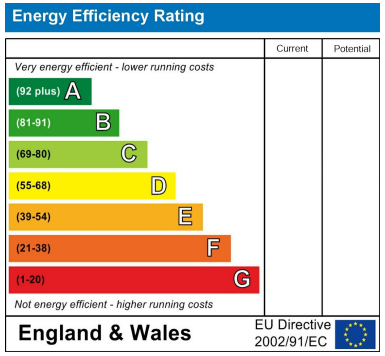
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

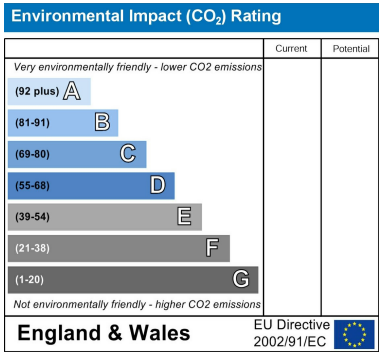
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

Produced by Potterplans Ltd. 2026





PLOT 18 - *The Lennon*

Demise and Site Layout Plan

Rev M2

EASTHORPE GREEN
Bottesford

GUSTO Homes

*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.*

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RICS

The Property Ombudsman

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