

Gusto Homes Open Day, Sage Gardens,
Easthorpe, Leicestershire, NG13 0JQ

Prices From £315,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Open Day Saturday 21st November 10.30am until 1pm
- Bungalow Show Home Available to View
- Only a Few Plots Remaining
- Bungalows for Those Over 55 Only
- Enhanced Insulation & Air Source Heat Pumps
- Triple Glazing
- 10 Year Warranty
- Car Charging Point & Solar Panels
- Delightful Village Setting

A unique, considered development of 39 beautifully designed and well thought out homes, completed to AECB standards (Association for Environment Conscious Building) which, combined with modern building regulations, creates 'A' rated homes that benefit from under floor heating supplied by an air source heat pump, triple glazed windows, high levels of insulation and integrated photovoltaic solar panels to the roof; all situated within the highly regarded hamlet of Easthorpe.

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.

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 fantastic after sales service and care, Gusto Homes have been providing stunning homes for almost three decades. This site is no exception and is focused on high efficiency.

The development has progressed through multiple phases, with around three quarters of the site sold or reserved. There are still a handful of homes available, some within "Sage Gardens" (the over 55's element) with single and 1.5 storey homes, and only a few remaining two storey family dwellings within "The Paddock" and "The Meadows".

ADDITIONAL NOTES

Buyers of the "Sage Garden" plots must be aged 55 or over, although consideration will be given to individual circumstances.

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 properties will benefit from air source heat pumps and photovoltaics, as well as triple glazed windows and ten year warranties

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.

DEPOSIT FEE

There is a deposit fee of £1,000 payable per plot.

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:_
check-long-term-flood-risk.service.gov.uk/risk#

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

Radon Gas:-
ukradon.org/information/ukmaps

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

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

















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

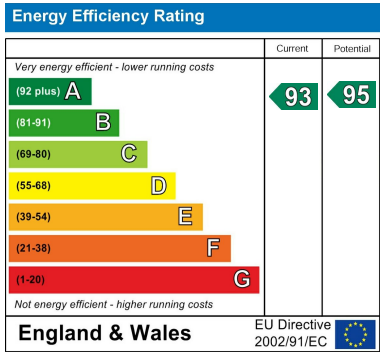
EASTHORPE GREEN
Bottesford

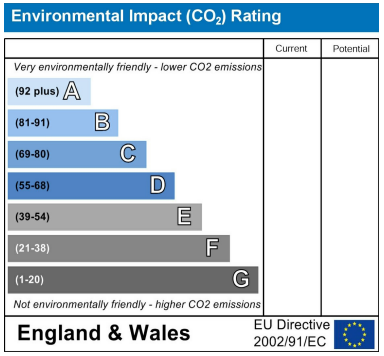
GUSTO

Welcome to Sage Gardens, our third phase, which comes with the release of 2 & 3 bed bungalows and dormer bungalows.

Experience modern comfort in our luxury 2 and 3-bedroom bungalows and dormer bungalows, designed with spacious, open-plan living and dining areas, paired with well-equipped kitchens. These homes offer style and practicality, providing easy living, ideal for those seeking a relaxed, low-maintenance lifestyle in a welcoming over 55's community.

These contemporary homes are constructed to a very high energy and environmental performance standard called the AECB standard. This standard goes beyond the current building regulations, reducing the energy requirement to run your home.







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

RICS
The Property Ombudsman

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