



**3B, Lodge Court, Green Lane, Easthorpe,  
Leicestershire, NG13 0JS**

**£550,000**

**Tel: 01949 836678**

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

- Exciting Release of the First 5 Units
- High Efficiency Homes
- Highly Regarded Developer
- Enhanced Insulation & Photovoltaics
- Ease of Access to Bottesford Village
- 3 Period Conversions & 2 New Builds
- 39 Plots in Total (including 3 Conversions)
- Mix of Single & Two Storey Homes
- Car Charging Point & Air Source Pumps
- 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.

Phase One comes with the release of three individual conversions within "Easthorpe Lodge". A beautiful period home, that is undergoing a sympathetic programme of renovation, which will provide three well proportioned, efficient conversions, which retain elements of their original character but tastefully combined with the benefits of contemporary living, including up to date insulation, flush casement double glazed windows and gas central heating. These, together with two new builds, will be the first taster of this exciting site, with the first five units scheduled for completion in late summer 2025.

## **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.

AN ATTRACTIVE COMPOSITE TRADITIONAL STYLE ENTRANCE DOOR LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

14'7" x 9'5" max into stairwell (4.45m x 2.87m max into stairwell)

A well proportioned vestibule having turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath and further doors leading to:

### **GROUND FLOOR CLOAK ROOM**

5'11" x 4'7" (1.80m x 1.40m)

Having a contemporary suite.

### **UTILITY ROOM**

9'7" x 5'7" (2.92m x 1.70m)

Having lead light effect double glazed window to the front.

### **LIVING/DINING KITCHEN**

18'5" x 19'11" into bay (5.61m x 6.07m into bay)

A stunning, well proportioned, space which will undoubtedly become the hub of the home, benefitting from a dual aspect with leaded light double glazed French doors into the garden at the side and further impressive walk in bay window at the rear which leads out into a southerly facing garden. The kitchen is well proportioned and tastefully appointed with a generous range of traditional Shaker style units having integrated appliances and central island unit providing a wonderful everyday/entertaining space. Leading off the kitchen is a useful built in cupboard/pantry and a further door leading to:

### **SITTING ROOM**

20' x 13' (6.10m x 3.96m)

A well proportioned reception flooded with light having two windows and including a large, arched, leaded light double glazed window overlooking the southerly facing rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A TURNING STAIRCASE RISES TO:

### **FIRST FLOOR LANDING**

Having a large built in storage cupboard and separate cloaks cupboard, access to a useful loft void above and further doors leading to:

### **LOFT VOID**

The void will be boarded, having pitched ceiling, exposed purlin and inset skylight.

### **BEDROOM 1**

19'3" x 13' into bay (16'3" max) (5.87m x 3.96m into bay (4.95m max))

An impressive master suite of generous proportions affording a southerly aspect into the rear garden having attractive, walk in, leaded light double glazed bay window and the focal point to the room being a beautiful period fireplace with traditional surround and inset cast iron, ornate grate.

A further door leads through into:

## ENSUITE SHOWER ROOM

8'11" x 6'5" into alcove (2.72m x 1.96m into alcove)

A well proportioned ensuite which will be appointed with a contemporary range of fixtures and fittings, having lead light effect double glazed window to the side.

## BEDROOM 2

12'10" x 12'11" (3.91m x 3.94m)

A well proportioned double bedroom having part pitched ceiling and southerly aspect into the rear garden.

## BEDROOM 3

12'11" x 11'4" (3.94m x 3.45m)

A further double bedroom having aspect to the front with two leaded light effect double glazed windows.

## BATHROOM

9'5" x 5'9" (2.87m x 1.75m)

Which will be appointed with a contemporary suite.

## EXTERIOR

The property occupies the central position within the lodge conversions, offering parking spaces and additional single garage a short distance away across the courtyard. The rear garden will be enclosed and offers a southerly aspect.

## COUNCIL TAX BAND

Melton Borough Council - TBC

## TENURE

Freehold

## ADDITIONAL NOTES

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 benefit from 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 and ten year warranties (Six year warranty applicable to the conversions). The three lodge conversions will feature double glazed windows and gas central heating.

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.

## 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>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

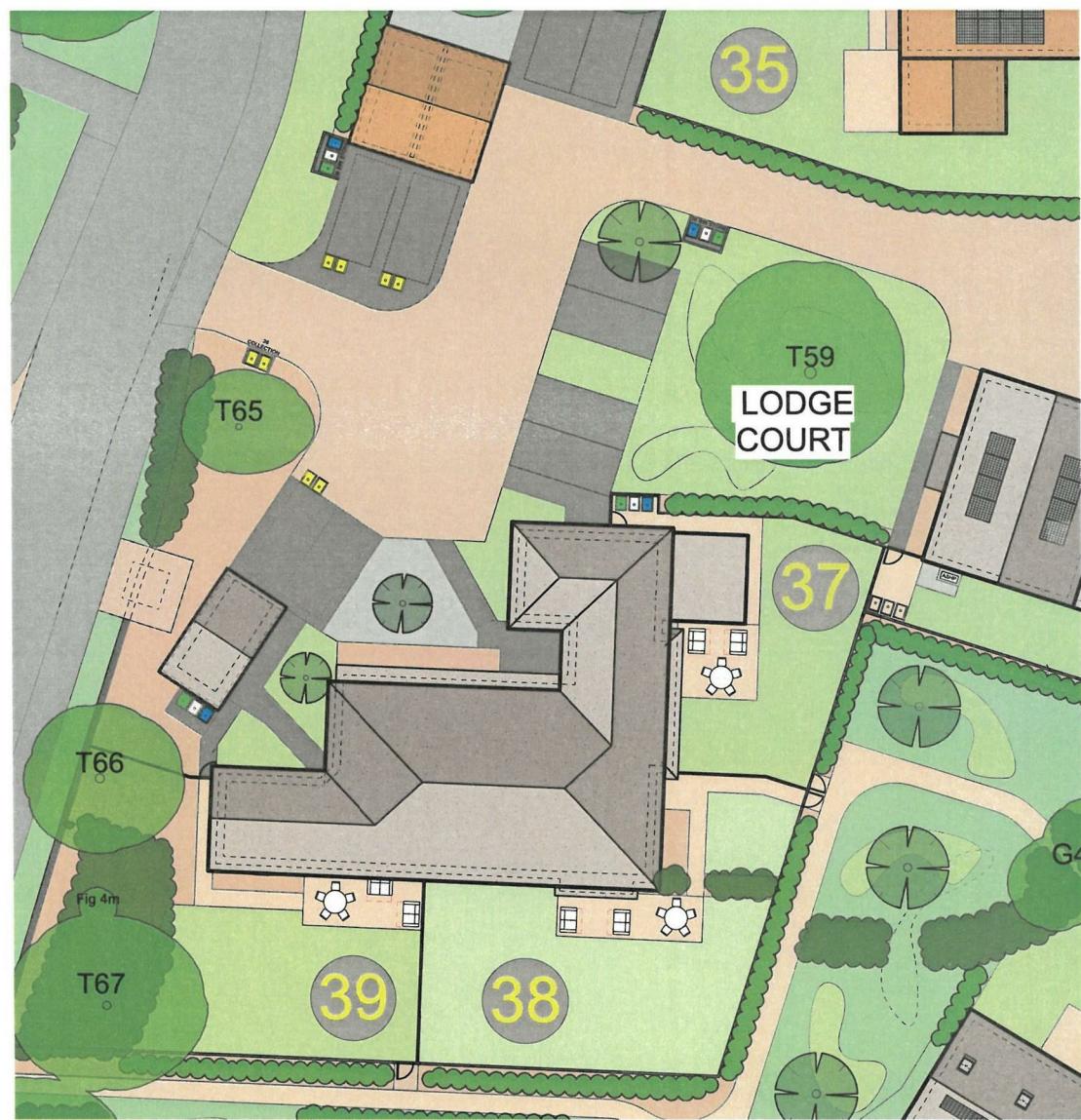












## PLOT 38

## Demise and Site Layout Plan

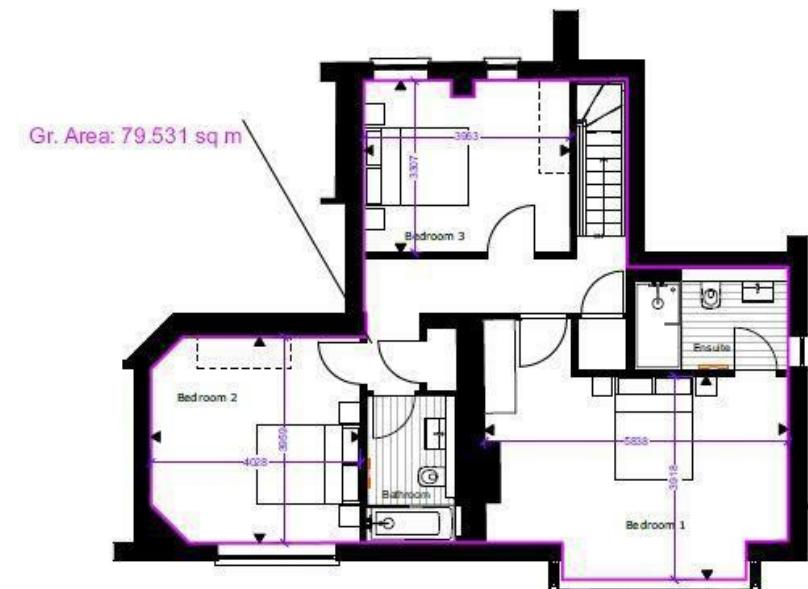
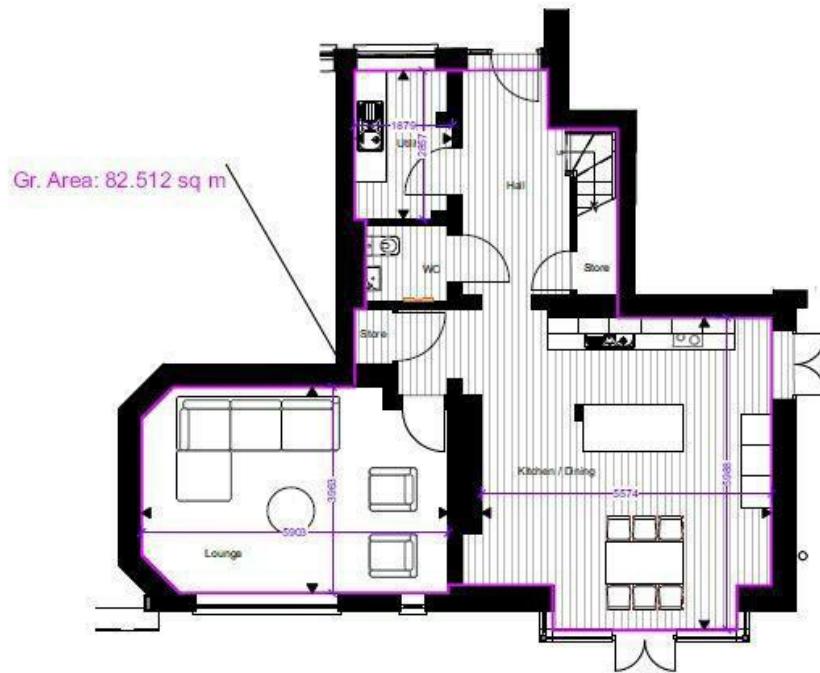


**EASTHORPE GREEN**  
— Bottesford —

# GUSTO

# EASTHORPE GREEN





## PLOT 38

Ground and First Floor Layout Plans



**GUSTO**



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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