



**Plot 1 Green Lane, Easthorpe,  
Nottinghamshire, NG13 0DW**

**No Chain £489,950**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Last Remaining Plot - Ready To Move In To
- Beautiful Bespoke Detached Dwelling
- 3 Bedrooms, 3 Bathrooms, 1 Reception
- Highly Regarded Local Developer
- Development of Only Six Properties
- Combination of Traditional & Contemporary Elements
- Delightful Setting
- Photos for Illustration Purposes Only

We have pleasure in offering to the market these stunning well thought out new homes, tucked away in a private gated development setting, all within this highly regarded and much sought after hamlet.

These properties have been designed with a great deal of thought and attention to detail combining both traditional aesthetics with attractive facades behind which will lie an excellent level of versatile accommodation, finished to a high standard with contemporary fixtures and fittings.

There are three separate designs which are likely to appeal to varied audiences, ranging between 1600 and 1800 sq ft and split between 3 and 4 bedroom designs including ground floor bedrooms with adjacent shower facilities, allowing these properties to be utilised both as two storey homes suitable for families, but also in later life offer the opportunity for single storey living making it ideal for those downsizing from larger dwellings.

The properties occupy pleasant plots tucked away at the end of a no through lane but all within walking distance of the adjacent village of Bottesford with its wealth of amenities and services.

The properties are due for completion in the first half of 2021 with works commencing in January of this year and early viewing comes highly recommended to appreciate particularly the location as well as the proposed accommodation on offer.

## IMAGES

It should be noted that the images are for guidance only, colours and designs may differ slightly from the images shown.

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.

A TIMBER FRAMED CANOPIED PORCH WITH GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

## ENTRANCE HALL

23'6 x 6'7 (7.16m x 2.01m)

A well proportioned entrance having spindle balustrade staircase with half landing, deep skirting and architrave, inset downlighters to the ceiling, useful understairs storage area and contemporary oak door to:

## CLOAKROOM

7'6 x 4'3 (2.29m x 1.30m)

Having Porcelanosa suite comprising close coupled wc, wall mounted wash basin with tiled splashbacks, oak effect flooring, inset downlighters to the ceiling and double glazed window to the front.

## SITTING ROOM

16'9 x 10'1 (5.11m x 3.07m)

Having aspect to the front, inset downlighters to the ceiling, deep skirting, UPVC double glazed window.

## LIVING / DINING KITCHEN

29'3 x 14'10 (8.92m x 4.52m)

A fantastic open plan light and airy everyday living/entertaining space having high vaulted ceiling with inset skylights, double glazed window to the rear and bi-fold doors into the garden.

The kitchen is beautifully appointed with a generous range of contemporary matt grey fronted wall, base and drawer units, deep pan drawers and complementing central island unit, both with silestone style preparation surfaces, moulded one and a half bowl sink unit. Integrated appliances include Capel fan assisted oven, induction hob with stainless steel and glass chimney hood over, dishwasher, fridge and freezer, wood effect flooring, deep skirting and GRP exterior door leading into the garden.

## UTILITY ROOM

10'0 x 5'4 (3.05m x 1.63m)

Having fitted base units complementing the kitchen, laminate preparation surface with inset stainless steel sink and drainer unit, space and pumbing for washing machine and tumble drier, wall mounted gas central heating boiler, oak effect flooring, double glazed window and GRP exterior door.

## BEDROOM

17'2 x 12'2 (5.23m x 3.71m)

A well proportioned double bedroom overlooking the rear garden and benefitting from ensuite facilities, perfect as either a ground floor master suite or guest room. Having deep skirting, inset downlighters to the ceiling, double glazed window to the rear and door to:

## ENSUITE SHOWER ROOM

8'1 x 7'5 (2.46m x 2.26m)

Having double length shower enclosure with glass screen and mosaic tiled splashback with flush mounted shower mixer, close coupled wc, half pedestal wash basin both by Porcelanosa, oak effect flooring, deep skirting, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the front.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO THE FIRST FLOOR:

## GALLERIED LANDING

Having part pitched ceiling with inset skylight and double glazed window overlooking the rear garden, access to loft space, inset downlighters, central heating radiator, deep skirting and door to:

## BEDROOM

16'7 into dormer x 10'1 (5.05m into dormer x 3.07m)

A well proportioned double bedroom having walk-in double glazed dormer window with views across to opposing woodland, deep skirting, central heating radiator, inset downlighters to the ceiling and door to:

## ENSUITE SHOWER ROOM

10'0 x 6'2 (3.05m x 1.88m)

Having large shower enclosure with glass screen and flush mounted shower mixer, Porcelanosa close coupled wc and pedestal wash basin, contemporary towel radiator, deep skirting, oak effect flooring, pitched ceiling with inset downlighters and skylight.

## BEDROOM

17'6 into dormer x 9'4 (5.33m into dormer x 2.84m)

A further well proportioned double bedroom having delightful aspect to the front to opposing woodland, benefitting from both walk-in dressing room and Jack & Jill access into the bathroom. Deep skirting, central heating radiator, inset downlighters to the ceiling, double glazed window to the front and door to:

## DRESSING ROOM

9'3 x 5'2 (2.82m x 1.57m)

Having part pitched ceiling with inset downlighters, central heating radiator, deep skirting, double glazed window to the rear.

## BATHROOM

9'2 x 8'5 (2.79m x 2.57m)

Having shower bath with curved glass screen, chrome mixer tap with integrated shower handset and rainwater rose, close coupled wc, wall mounted wash basin, contemporary towel radiator, deep skirting, oak effect flooring, inset downlighters and skylight to the front.

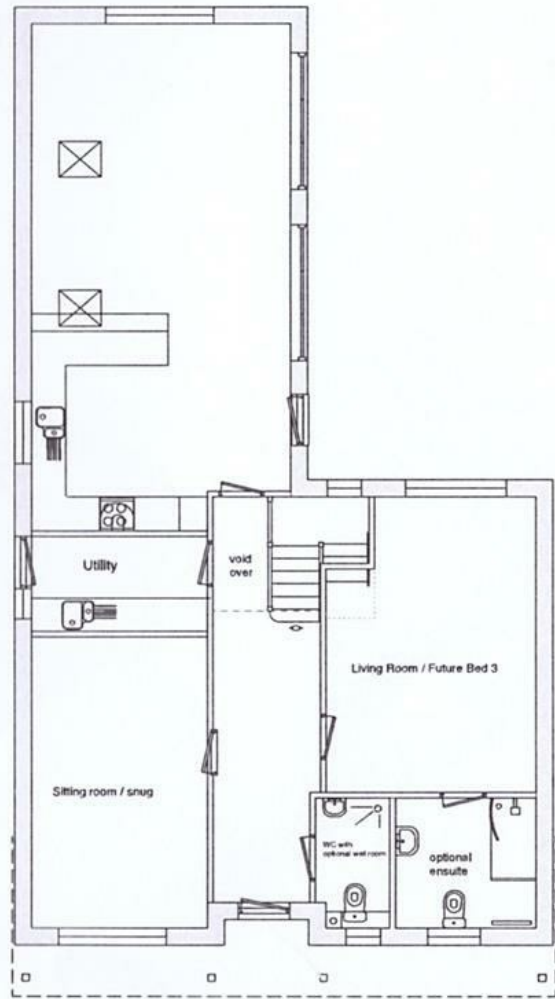
## EXTERIOR

The property occupies a pleasant position at the entrance to this small cul de sac setting shared with a handful of other similar dwellings, set back behind an open plan frontage which is landscaped to provide parking for 3-4 vehicles with block set drive and lawned area to the side.

## REAR GARDEN

To the rear of the property the garden is enclosed by timber fencing and mainly laid to lawn, flagged terrace linking back into the living area of the kitchen.





Ground Floor



First Floor



*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 firm's 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.*

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