

Plot 34, 3 Sage Gardens, Easthorpe, Leicestershire, NG13 0JQ

£385,000

Tel: 01949 836678

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Plot 34 - The Miller - 994 sq ft
- Ensuite & Bathroom
- High Efficiency Homes
- Enhanced Insulation & Photovoltaics
- Ease of Access to Local Amenities
- 2 Bedrooms
- 39 Plots in Total
- Triple Glazing
- Car Charging Point & Air Source Pump
- 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 fantastic 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 providing clients an element of colour choices for kitchen door finishes, tile and floor coverings.

The development will be delivered in multiple phases, primarily consisting of new-build homes, also featuring a range of single-storey and one-and-a-half-storey homes specifically designed for those aged 55 and over.

The release of phase three (The Lodge), brings to the market 15 beautifully appointed single-storey and dormer style two and three bedroom homes in a variety of designs, again all finished to a high standard. These properties are expected to near completion in May 2026 and early reservation is highly recommended.

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/

KITCHEN DINING ROOM
16'6" x 15'11" (5.03m x 4.85m)

LIVING ROOM
12'8" x 16'7" (3.86m x 5.05m)

BEDROOM 1
9'6" x 18'5" (2.90 x 5.62)

BEDROOM 2
11'1" x 13'3" (3.38m x 4.04m)

ADDITIONAL NOTES
Buyers of this plot 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.

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 (warranty not 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.

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:_
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

















EASTHORPE GREEN

Bottesford

INCLUDED IN PRICE OF A GUSTO HOME AS STANDARD

GUSTO Homes

			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 core	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 Areona ASHP, Grant high performance indirect unvented cylinder	Ground floor under floor heating	Wall hung aluminium radiators to first floor	Greenwood Airvac CV2G P DMEV/ or mechanical ventilation heat recovery system	Eastbrook 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 Groher mixer taps	Thermostatically controlled shower over bath (family bathroom) or separate cubicle in ensuite	Carpet flooring to all room's (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	
Sage Gardens - Coming Soon																																												
The Miller	EL06	Plot 20	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 Hendrix	EL01	Plot 21	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 Hendrix	EL01	Plot 22	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 Hendrix	EL01	Plot 23	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 Osborne	EL03	Plot 24	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 Osborne	EL03	Plot 25	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 Osborne	EL03	Plot 26	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 Hendrix	EL01	Plot 27	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 Hendrix	EL01	Plot 28	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 Marley	EL02	Plot 29	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	x	A
The Marley	EL02	Plot 30	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	x	A
The Marley	EL02	Plot 31	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	x	A
The Marley	EL02	Plot 32	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	x	A
The Miller	EL06	Plot 33	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 Miller	EL06	Plot 34	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

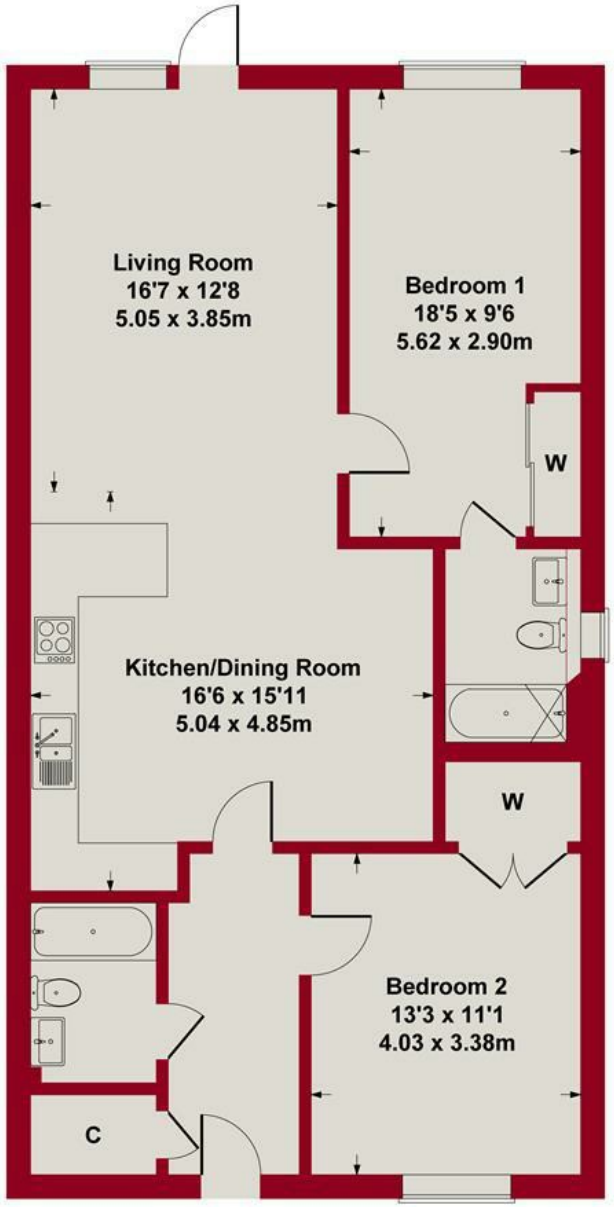
- The Osborne, 2 bedroom bungalow
- The Hendrix, 2 bedeoom bungalow
- The Miller, 2 bedroom bungalow
- The Marley, 3 bedroom bungalow
- The Minogue, 3 bedroom house
- The Franklin, 3 bedroom house
- The Hucknall, 4 bedroom house
- The Presley, 4 bedroom house
- The Clapton, 4 bedroom house
- The Lennon,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



SITE MASTERPLAN

EASTHORPE GREEN
Bottesford

GUSTO

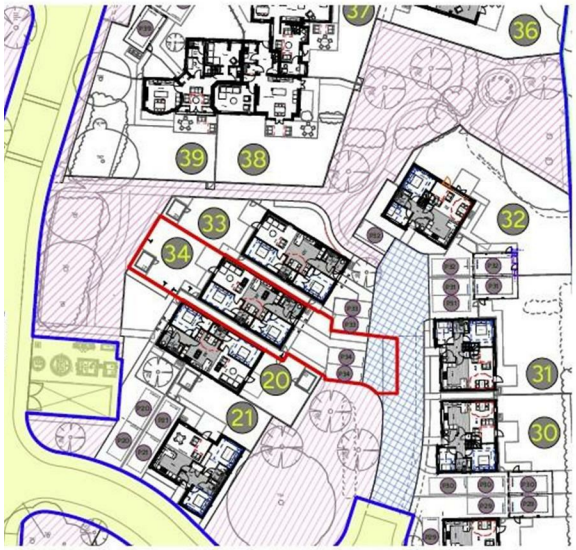


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

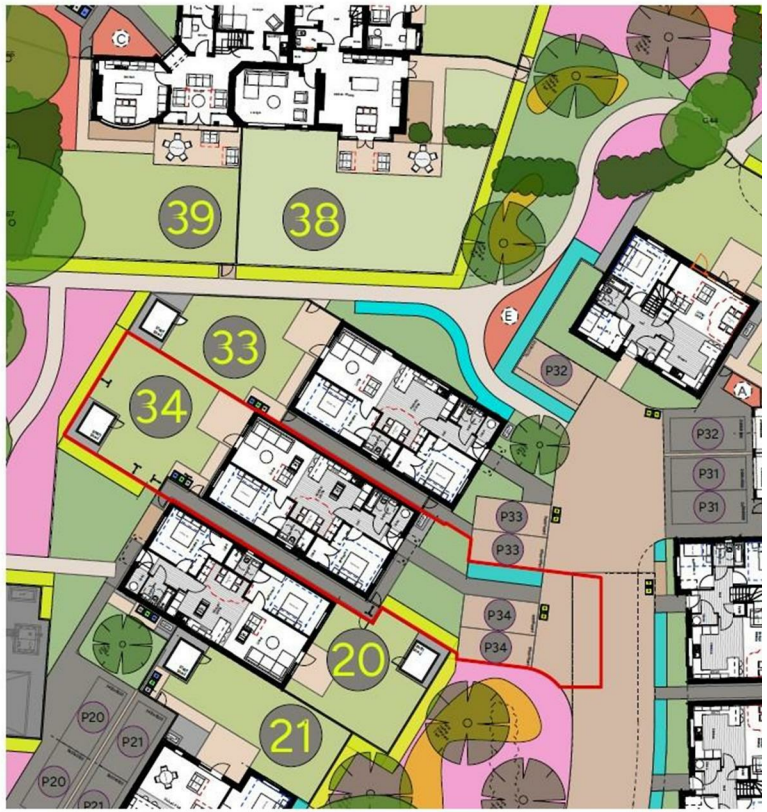
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

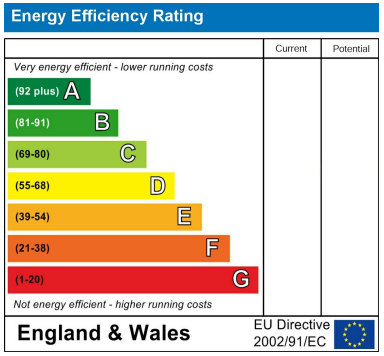
RICHARD & WATKINSON PARTNERS

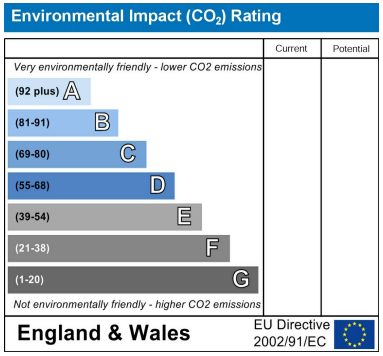
Produced by Potterplans Ltd. 2025













PLOT 34 - *The Miller*

Demise and Site Layout Plan
Rev M1

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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The Property Ombudsman

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