

Plot 7, 3 Brunswick Place, Easthorpe, Leicestershire, NG13 0JP

£595,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning New Build Family Home
- One Of 39 Well Thought Out Dwellings
- Ensuite & Main Bathroom
- Bias Towards Efficient Living
- Pleasant Cul-De-Sac Location
- Completed By Gusto Homes
- 4 Bedrooms 3 Receptions
- Ground Floor Cloaks & Utility
- Southerly Rear Aspect
- Viewing Highly Recommended

An excellent opportunity to purchase a stunning detached, new build, family home recently completed by well regarded, long established, family run developer Gusto Homes who are renowned for creating well thought out contemporary dwellings finished to a high specification with a bias towards energy efficiency.

The property has been completed to AECB standards (Association for Environment Conscious Building) which, combined with modern building regulations, creates an A rated home which benefits 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.

Externally the property offers an attractive, aesthetically pleasing, brick elevations beneath a pantiled roof with a canopied porch creating an attractive, traditional looking, facade behind which lies a versatile level of generous accommodation; boasting four double bedrooms, the principal of which benefits from ensuite facilities, and separate family bathroom all tastefully appointed with contemporary fixtures and fittings. To the ground floor, leading off a central hallway are three main reception areas including a fantastic, family orientated, living/dining space which benefits from a dual aspect as well as access out into the southerly facing rear garden. This area is open plan to a beautifully appointed kitchen fitted with a generous range of built in contemporary units and high quality integrated appliances which links through into a useful utility room with integrated storage. Two further receptions provide a light and airy sitting room, again with a southerly aspect, and to the front of the property a useful study/snug. In addition, leading off the entrance hall, is a useful ground floor cloak room.

As well as the internal accommodation the property occupies a pleasant plot tucked away in a small cul-de-sac setting with an open plan frontage, an adjacent double width driveway providing a good level of off road car standing and, in turn, leading to a brick and pantiled garage providing secure parking or storage space with electric car charging point. To the rear of the property is a southerly facing, enclosed, garden with an initial patio leading onto a central lawn.

Overall this is a beautifully appointed, well thought out, detached family home completed to Gusto's Clapton design and forming one of 39 beautifully appointed properties within this delightful village setting.

In addition the property benefits from a 10 year warranty and is completed ready for occupation.

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.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16'11" x 6'9" (5.16m x 2.06m)
A well proportioned initial entrance vestibule having an excellent level of storage with two built in cupboards; LVT flooring, spindle balustrade staircase rising to the first floor and further doors, in turn, leading to:

STUDY

12'2" max (10'4" min) x 8'2" (3.71m max (3.15m min) x 2.49m)
A really versatile space perfect as a home office ideal for today's way of working or alternatively would be large enough to accommodate a small snug or playroom; having a pleasant aspect to the front.

SITTING ROOM

15'5" x 12'6" (4.70m x 3.81m)
A well proportioned light and airy space benefitting from a southerly aspect into the rear garden.

GROUND FLOOR CLOAK ROOM

5'5" x 2'8" (1.65m x 0.81m)
Having a two piece contemporary suite comprising close coupled WC and vanity unit with inset washbasin with mixer tap and tiled splash back.

LIVING/DINING KITCHEN

30'8" max x 15'3" max (9.35m max x 4.65m max)
Leading off the main hallway an initial lobby area with useful built in cupboard opens out into a superb open plan, L shaped, living/dining kitchen; a light and airy space benefitting from a dual aspect with a south to westerly orientation and additional window to the easterly side. The initial reception area is well proportioned being large enough to accommodate both a living and dining space with French doors leading out into the garden.

The kitchen is beautifully appointed with a generous range of contemporary wall, base and drawer units with two runs of quartz preparation surfaces, one with undermounted sink unit with swan neck mixer tap and quartz upstands; further integrated Neff appliances include combination microwave with hide n' slide oven and induction hob with concealed hood over; integrated fridge freezer and dishwasher; an additional window to the side and a further door leading through into:

UTILITY ROOM
8'9" x 5'11" (2.67m x 1.80m)
Tastefully appointed with fitted base units complementing the main kitchen with laminate marble effect work surface over, inset sink and drain unit with swan neck mixer tap, plumbing for washing machine, space for tumble dryer and window to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING
A pleasant space having an aspect to the front; built in airing cupboard which also houses the pressurised hot water system, access to loft space above and further doors, in turn, leading to:

BEDROOM 1
12'11" x 12'2" (3.94m x 3.71m)
A double bedroom benefitting from ensuite facilities; having built in wardrobes, southerly aspect into the rear garden and a further door leading through into:

ENSUITE SHOWER ROOM
7'11" x 5'2" (2.41m x 1.57m)
Having a three piece suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall mounted vanity unit with inset washbasin, mixer tap and LED mirror above; tiled splash backs and contemporary towel radiator.

BEDROOM 2
11'10" x 11' (3.61m x 3.35m)
A double bedroom having aspect to the side.

BEDROOM 3
11'6" x 11'6" (3.51m x 3.51m)
A further double bedroom having aspect to the front.

BEDROOM 4
12' x 7' (3.66m x 2.13m)
Although large enough to accommodate a small double, makes an excellent single bedroom having window to the front.

MAIN BATHROOM
7'7" x 5'5" (2.31m x 1.65m)
Having a three piece contemporary white suite comprising panelled bath with mixer tap, further wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, close coupled WC and vanity unit with inset washbasin, mixer tap, tiled splash backs and LED mirror above; contemporary towel radiator and window to the rear.

EXTERIOR
The property occupies a really pleasant position within this development, situated in a small cul-de-sac setting shared with only a handful of similar dwellings and benefitting from an attractive aspect to the front across to an adjacent green with established trees and, beyond this, a grass paddock. The frontage is open plan with a pathway leading to the front door and established borders. A further path to the side of the property with a pedestrian gate leads into an enclosed garden bordered by feather edged board fencing with a central lawn, paved terrace and additional garden area to the side. A generous driveway provides off road car standing for numerous vehicles and in turn leads to the garage.

COUNCIL TAX BAND
Melton Borough Council - Band tbc

TENURE
Freehold

ADDITIONAL NOTES
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.

RESERVATION FEE
A reservation fee of £1,000 is payable to secure this property.

To reserve the property, you must be in a position to proceed with the purchase, either having sold your existing property (or having an accepted offer in place) or having sufficient funds available to complete the purchase.

Upon receipt of the reservation fee, Gusto Homes (Easthorpe) LLP will remove the property from the open market, subject to the terms outlined below.

The reservation fee will be treated as part payment towards the agreed purchase price on completion.

The reservation fee is subject to a 14-day cooling-off period, during which the buyer may withdraw from the purchase and receive a full refund.

After the 14-day cooling-off period, should the buyer wish to withdraw from the purchase, 50% of the reservation fee will be refunded if withdrawal takes place before the contract paperwork has been issued. Once the contract paperwork has been issued, the reservation fee will be non-refundable and retained by the seller.

PART EXCHANGE/ASSISTED SALE

Part Exchange. On certain plots part exchange maybe considered. Various conditions will apply and will be subject to an initial market appraisal (possibly survey). Properties up to 60% of the plot value maybe considered.
Assisted sales may also be considered as an option. The buyer can reserve the new property for an agreed period. During this time, their existing property is marketed at a competitive price. If a buyer is secured within the agreed period, the sale proceeds in the usual way. If no buyer is found within 4 weeks, one of the following options would be considered. The property price is reduced to stimulate interest; or a decision is made to enter into a part exchange arrangement (subject to criteria). If neither of these options is feasible, the reserved plot would be released back to the market. In both instances various criteria apply and there is no guarantee of a part exchange or assisted sale offer.

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

CLUDED IN PRICE OF A GUSTO HOME AS STANDARD

Homes			Interior Design Options			Technology				Safety and Security				Kitchen																Electrical					Plumbing and Heating						General							E
			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 freeze 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 Virgmia 50 heated mirror with lighting & charger (core incorporated)	PV array with battery storage preparation	My Energi Zappi 7.2kW EV charger	Grant Aerona A5HP, Grant high performance indirect fired cylinder	Ground floor under floor heating	Wall hung aluminium radiators to first floor	Greenwood Airvac CV/2SP DMEV (or mechanical ventilation heat recovery system, plot specific	Eastbrook Wingrave dual fuel straight heated towel rail matt grey to bathrooms and ensuites	Roper Rhodes sanitary ware including tank with built in flush to WC to bathrooms and ensuites	Thermostatically controlled shower over bath (family bathroom) or separate cubicle in ensuite	Carpet flooring to all rooms (except washrooms/ cloakroom where applicable)	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 white spindles	Electric up and over door with power socket and lighting	
Paddocks																																													
Presley	EL05	Plot 1	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Hucknall	EL14	Plot 2	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Presley	EL05	Plot 3	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Hucknall	EL14	Plot 4	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Franklin	EL08	Plot 5	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Clapton	EL04	Plot 6	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Clapton	EL04	Plot 7	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			
Franklin	EL08	Plot 8	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x											x					x	x	x	x			x	x	x			

HOUSE TYPE KEY

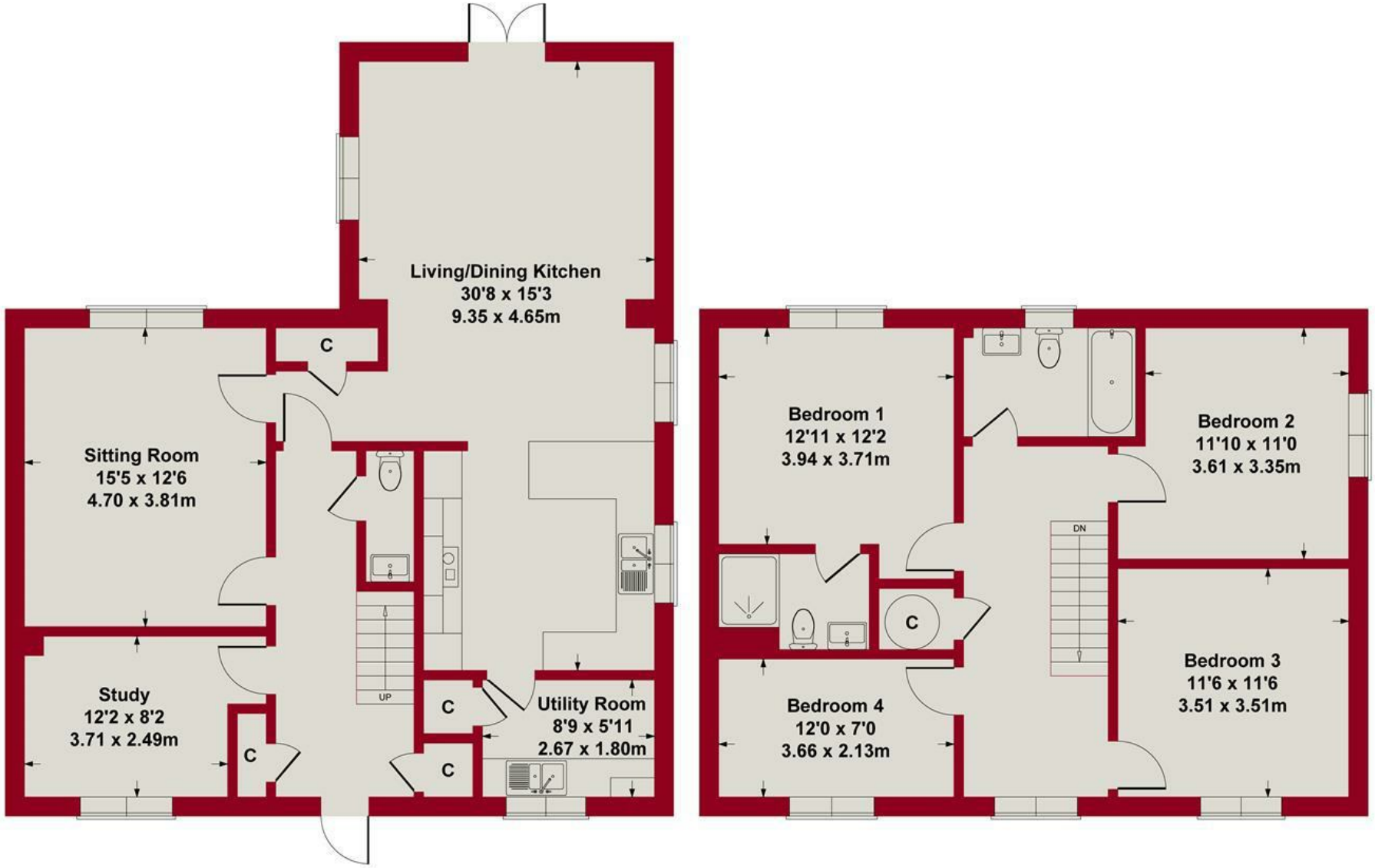
- The Osborne, 2 bedroom bungalow
- The Hendrix, 2 bedeoom bungalow
- The Miller, 2 bedroom bungalow
- The Marley, 3 bedroom bungalow
- The Minogue, 3 bedroom house
- The Franklin, 3 bedroom house
- The Hucknall, 4 bedroom house
- The Presley, 4 bedroom house
- The Clapton, 4 bedroom house
- The Lennon,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

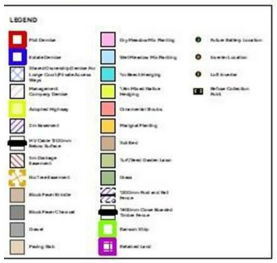
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2026

RICHARD WATKINSON PARTNERS



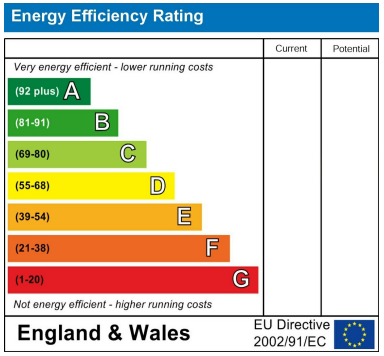


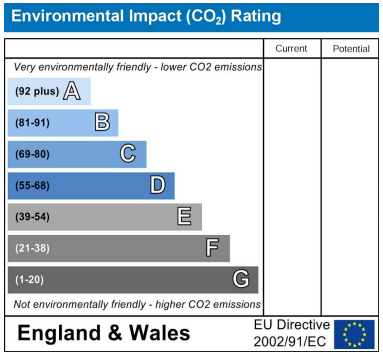


PLOT 7 - *The Clapton*
Demise and Site Layout Plan
Rev M2

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

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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