



**Plot 6 Green Lane, Easthorpe,  
Nottinghamshire, NG13 0DW**

**£499,950**  
Tel: 01949 836678

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



- Beautiful Bespoke Detached Dwelling
- Development of Only Six Properties
- Combination of Traditional & Contemporary Elements
- Due for Completion in the First Half of 2021
- Both 3 and 4 Bedroom Designs
- Delightful Setting
- Easy Access to Amenities in Bottesford
- Highly Regarded Local Developer

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.

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.



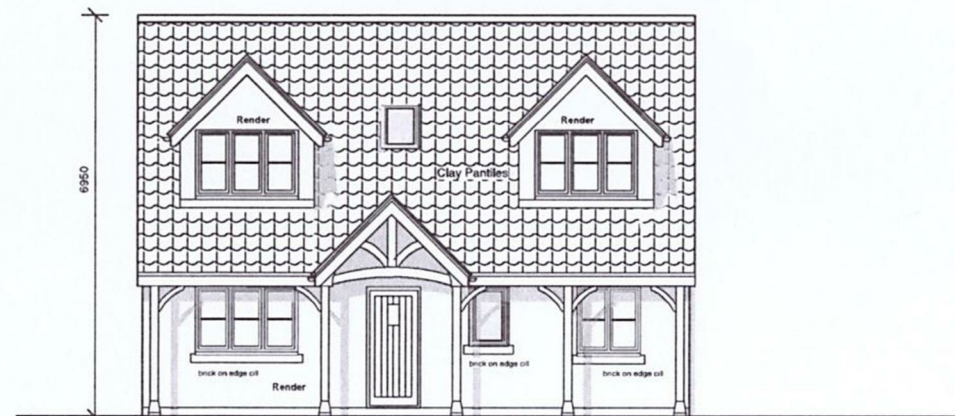
New Down 21, 2/2/11  
**ARCHITECTURE**  
DESIGN & CONSULTANTS

Project: Extension of 8 buildings  
to north of Park End House,  
Green Lane, Leicestershire LE14 3DWW

Drawing Title: PROPOSED BLOCK PLAN  
with HIGHWAYS UPGRADE

Scale: 1:100 @ A2 size Date: 22 Nov 2020

no: rick@rickarchitecture.co.uk



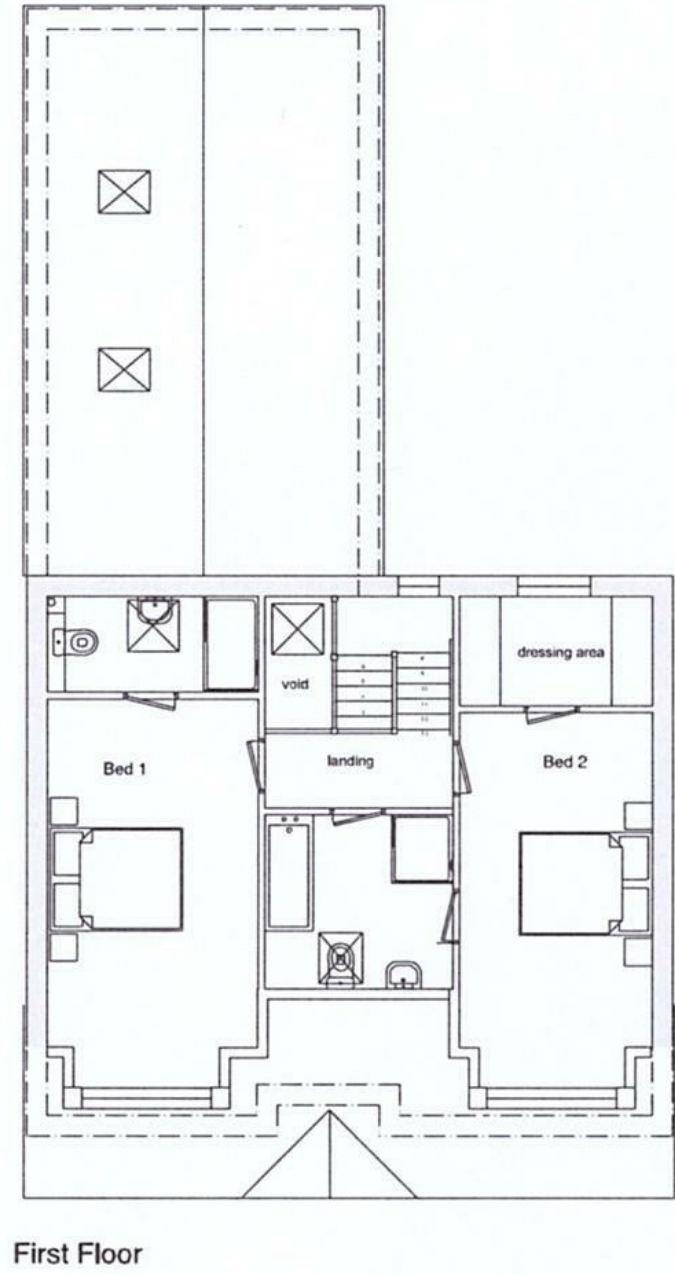
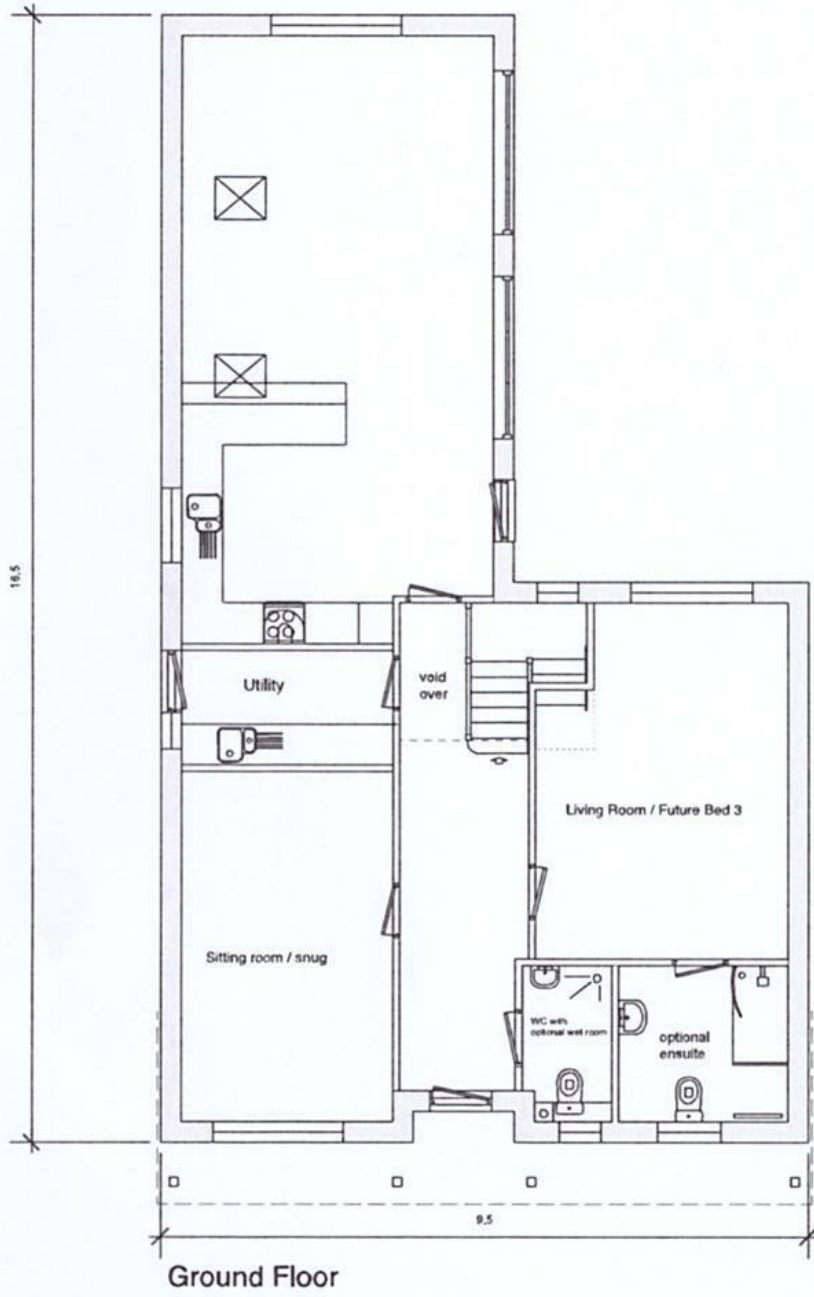
West Elevation



East Elevation



North Elevation





*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.*

*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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