



Church Lane East Norton LE7 9XA

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# Key Features

- A Stunning Individually Designed Family Home
- Entrance Hallway With Galleried Landing
- Dual Aspect First Floor Living Room With Views Over The Rear Garden
- Formal Dining Room, Conservatory
- Breakfast Kitchen With Aga, Utility Room, Cloaks w/c
- Principle Bedroom With Ensuite
  - Four Further Bedrooms
  - Family Bathroom
- Integral Garage, Car Standing
- Extensive Gardens About 0.31 Acres plus Orchard/Paddock







## The Property

Brooke House is located on the edge of this highly sought-after east Leicestershire village of East Norton. This stylish architect designed and well appointed five bedroomed detached family house, boasts stunning views over an extensive landscaped gardens approaching 0.31 acres with additional paddock land/orchard beyond.

East Norton is a small village and parish located in the east of Leicestershire, adjoining the A47 Leicester to Uppingham road. It's known as a "Thankful Village" as it suffered no fatalities during the Great War of 1914 to 1918.

The market towns of Uppingham and Oakham lie to the east and north east respectively, offering both state and private schooling, plus a good range of shopping and leisure facilities. Oakham is a traditional market town, bustling with activity and packed with heritage. There's plenty to see in and around Oakham, which is steeped in medieval history, with good restaurants and stylish shopping. Rutland Water offers great walks, cycling, sailing and other leisure activities.



Built to a particularly high specification in 1995/6, the spacious and versatile interior offers flexible living across three floors, the heating is provided by an oil fired central heating boiler and there are double glazed windows.

Approached via an impressive entrance hall with high vaulted ceiling and galleried areas above, cloaks w/c that has been refitted with a modern white suite, staircases to both the upper and lower levels of the property.

To the lower level the dining room incorporates the vaulted ceiling, and twin glazed doors with matching side panels lead through into the conservatory, that has a ceramic tiled floor and French doors leading out into the rear garden.

The well appointed breakfast kitchen is fitted with a range of solid oak bespoke units that are complimented by a Corian worktop with an inset sink and drainer, a recess houses the two oven Aga and French doors lead out into the garden.

The utility room has a range of cream shaker style units with an inset stainless steel sink with drainer, there is space for an electric oven . There is a window looking over the front of the property and a stable door to the side, a connecting door leads into the ground floor cloakroom that is fitted with a white suite that comprises of a w/c and pedestal wash hand basin.

On the upper floors the galleried landing a connecting door leads through to the dual aspect living room boasting views over the rear garden and fields beyond, there is a stunning open fireplace with a brick surround, hood over all set on a raised hearth with bookshelves to the side. There is a further reception room/bedroom off this landing and to the eastern side of the landing via a set of steps is principle bedroom suite, this room has a feature arched window to the side and views to the front and rear elevations, a range off wardrobes provide hanging and storage space. The ensuite is fitted with a vanity wash hand basin, close coupled w/c a bath and a separate shower.

The second floor has a set of steps leading to bedroom two and across the landing there are three further bedrooms, and a modern shower room.







Outside the carriage driveway is flanked with well maintained shrub borders and provides car standing for numerous vehicles, there is a useful store and personal access to the rear garden. Integral to the house is the double garage with a power assisted door, this area offers good storage space and access into the main house.

The extensive south facing rear garden has well planned seating areas with a large patio area directly off the conservatory, there is a raised decked area that offers an element of shade from the sun and a sloping lawn with well stocked borders leads down to the stream where there are two foot bridges and a timber shed. Steps lead up to the orchard/paddock that is accessed through a hand gate where there are a number of fruit trees to include apple, pear, damson, plum trees and a soft fruit cage.













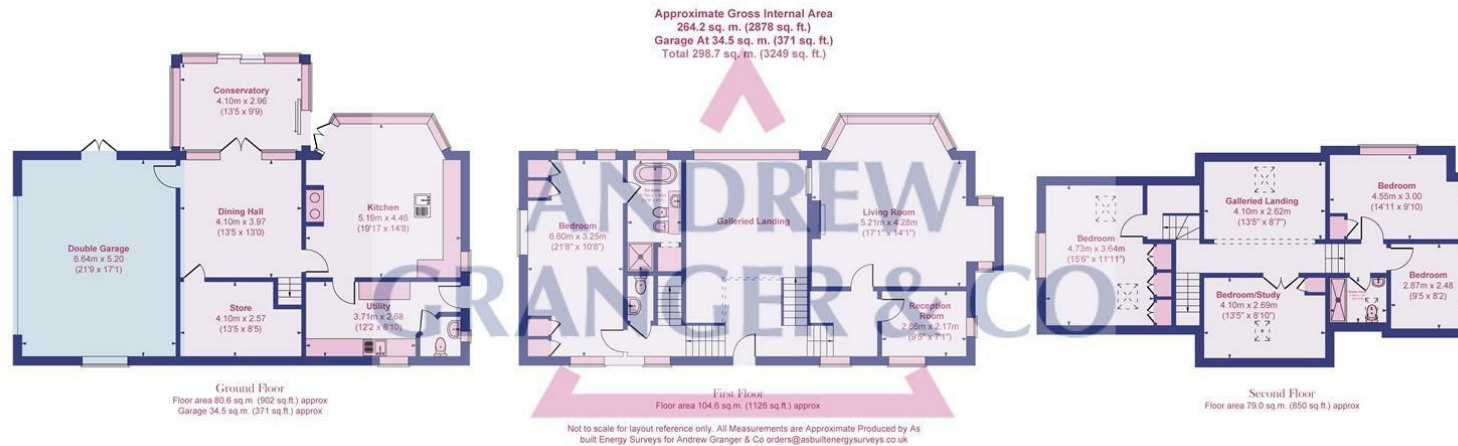








# Floorplan







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