



BY DESIGN

Koru House

Church Close, Church Lane, Eagle, Lincoln

Offering far-reaching, undulating, panoramic west-facing views over the Trent Valley

A truly spectacular, modern-designed home totalling 4,000 sq. ft., located in a sought-after elevated position, offers far-reaching, undulating, panoramic west-facing views over the Trent Valley, providing an ideal backdrop. The interior, designed with oversized windows to maximise the commanding views, creates the perfect space for modern family living. Externally, the property boasts manicured lawn gardens with views, oversized sun terrace, a summer house with a wood-burning stove, a private gated driveway, a double garage, and a useful home office/treatment room that includes a kitchenette and a separate W/C.











Accommodation

Accessed through a spacious reception hallway with stairs leading to the first-floor landing, you are immediately drawn to the cleverly designed layout, which directs your attention to the oversized glazed windows at the rear of the property, offering views of the countryside beyond.

The open-plan family kitchen is a bright and spacious room featuring oversized glazed windows that offer expansive views, double doors to the side, and a roof lantern. It includes a range of quality wall and base units, integrated appliances, ovens, and a central island - an ideal space for socialising and entertaining, complete with a cooking hob, wine cooler, and rack. The kitchen is further enhanced by tiled flooring and exposed brick detailing. The lounge, with oversized glass windows, enjoys views and features a modern inset gas fire with a glass front. The sitting room, with front aspect views, is enhanced by a wood-burning stove set on a flagstone hearth with exposed reclaimed brick surround.

The study/bedroom five is a versatile room with side aspect views, lending itself to a variety of uses. The ground floor is further complemented by a well-appointed and generously sized utility room, a boot room, and a Jack-and-Jill-style shower room/WC, accessed via both the reception hallway and the utility room.

The first-floor accommodation, accessed from the hallway, offers a range of built-in storage cupboards. The vaulted principal suite, a notable feature, enjoys views from the bedroom and the covered balcony beyond. There is a walk-in wardrobe and a separate walk-in dressing room, both offering a range of fitted storage and hanging rails. The four-piece en suite bathroom features a quality freestanding bath with views. The guest bedroom enjoys views and has access to a four-piece en suite bathroom. There are two further double bedrooms, which share the well-appointed family bathroom.

The property is situated in a private position with gated access and features a brick-paved driveway, parking for several vehicles, an electric car charging point, a lawn garden, and a double garage with a complementary pedestrian door to the side aspect. Adjacent to the garage is a purpose-built, versatile home office/treatment room that includes a kitchenette and a separate W/C.

The rear garden is positioned in an elevated location, with a spacious sun terrace offering panoramic countryside views. It also boasts manicured lawn gardens and a summer house with a veranda, located towards the bottom of the garden. The summer house enjoys open views and includes a bar area, a wood-burning stove, water and power, and opens onto a decked patio area.







Location, Agents Note & Services

Agent's note: Koru House received a finalist nomination at the LABC Building Excellence Awards 2019 for Best Extension or Alteration to an Existing Home. The property features two sets of 4kW solar panels—one set located on the main house and the other on the garage.

Eagle is a popular village located approximately 11 miles from the market town of Newark-on-Trent, which offers a direct rail link to London King's Cross in about 80 minutes, as well as access to the A46 and A1. The village is home to The Struggler, a traditional country pub, post office with village shop and Eagle Community Primary School.

The centre of Lincoln located nine miles to the northeast, is a historic yet vibrant city, with its magnificent cathedral and castle perched high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area. The city also boasts two universities and everything you would expect from a major city. For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London King's Cross (around 2 hours)

In Lincoln, you'll find The Priory Academy, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education.

Services: Mains electricity, water, and drainage; oil heating (underfloor heating downstairs)

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: F | EPC Rating: C | Sat Nav: LN6 9DJ



*only spent with you
is my favourite day*







KORU HOUSE EAGLE

GROUND FLOOR = 182.5 SQ M/ 1964.6 SQ FT
FIRST FLOOR = 123.4 SQ M/ 1328.1 SQ FT
OUTBUILDINGS = 61.2 SQ M/ 658.8 SQ FT
TOTAL = 367.1 SQ M/ 3951.5 SQ FT





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National audience

local knowledge