



11A Debdale Lane , Smeeton Westerby, LE8 0QD Asking Price £525,000

Rose Cottage is a truly charming detached, white-painted period home, quietly positioned along the highly sought-after Debdale Lane in the picturesque village of Smeeton Westerby. Enjoying a peaceful setting surrounded by open countryside, the property boasts delightful rural views and an abundance of character throughout, presenting a rare opportunity to acquire a quintessential country home with both charm and potential.

Extending to over 1,800 sq ft of flexible accommodation, the cottage offers generous and versatile living space that can easily adapt to a range of lifestyles. Internally, the home is rich in period character, with a wealth of charming features that reflect its heritage and individuality, creating a warm and inviting atmosphere rarely found in modern homes. With scope for sympathetic enhancement, Rose Cottage provides an exciting opportunity for buyers looking to further elevate a property that is already brimming with personality.

The property benefits from gas central heating, off-road parking, and a double/tandem garage, providing excellent practicality alongside its undeniable charm. To the rear, a generous enclosed garden enjoys a wonderful sense of privacy and backs directly onto open countryside, allowing the property to fully embrace its rural surroundings while offering far-reaching views across the

- Charming detached period cottage in a sought-after village location
- Quietly positioned on Debdale Lane, surrounded by open countryside
- Ground-floor shower room and first-floor family bathroom
- Double / tandem garage with off-road parking
- Enclosed, good-sized garden backing onto open countryside
- No Chain

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



4



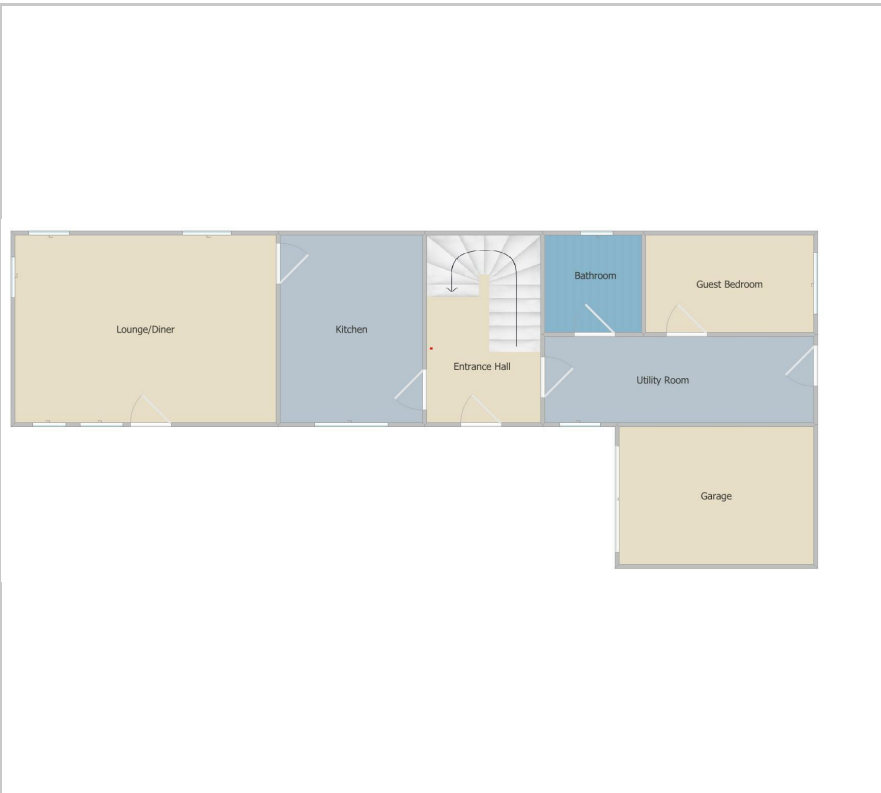
2



2



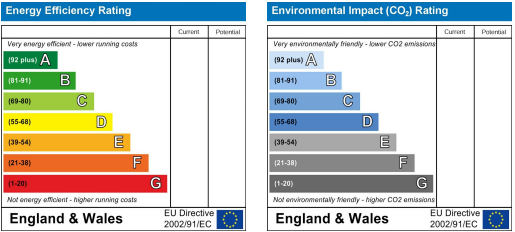
Floor Plan



Area Map



Energy Efficiency Graph



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.