



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

Rose Cottage is a charming detached, white-painted period cottage, quietly positioned along the sought-after Debdale Lane in the picturesque village of Smeeton Westerby. Surrounded by open countryside and enjoying delightful rural views, the property offers immense character and scope for enhancement, making it an exciting opportunity for buyers seeking a quintessential country home.

The cottage benefits from gas central heating, off-road parking, a double/tandem garage, and a generous enclosed garden backing onto open countryside.

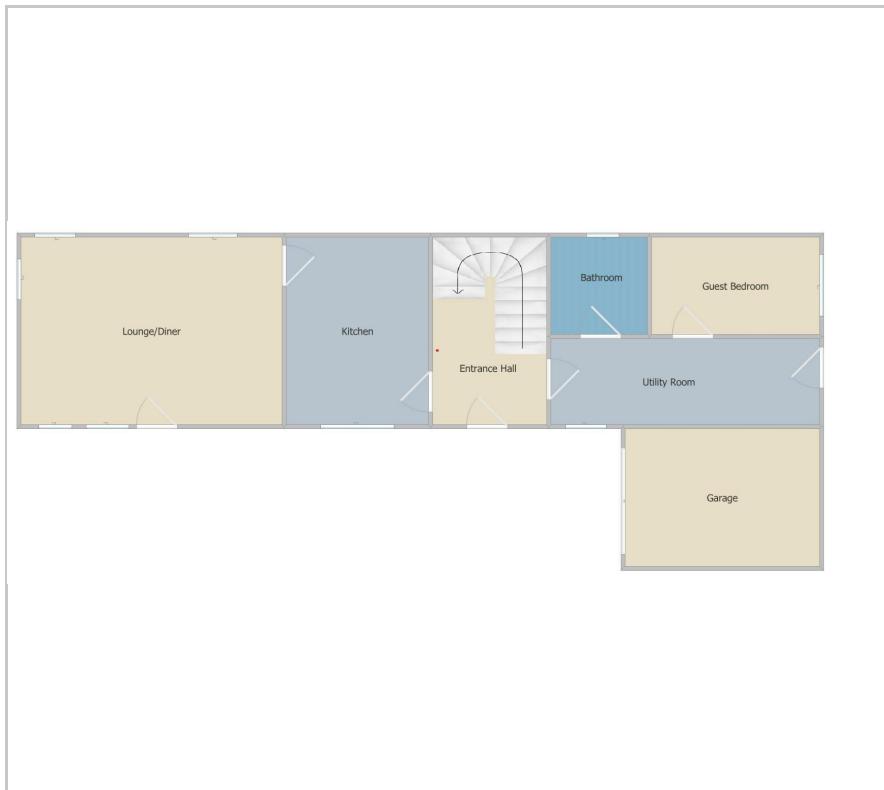
### Viewing

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

- 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



## Floor Plan

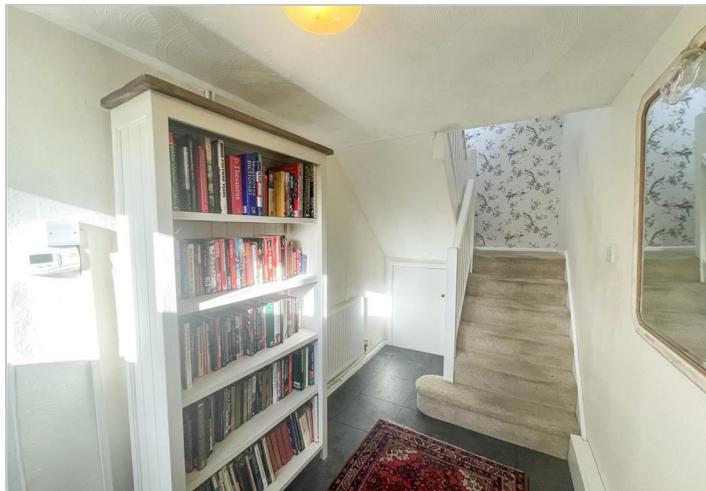


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(38-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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