



## 11A Debdale Lane , Smeeton Westerby, LE8 0QD Asking Price £495,000

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.



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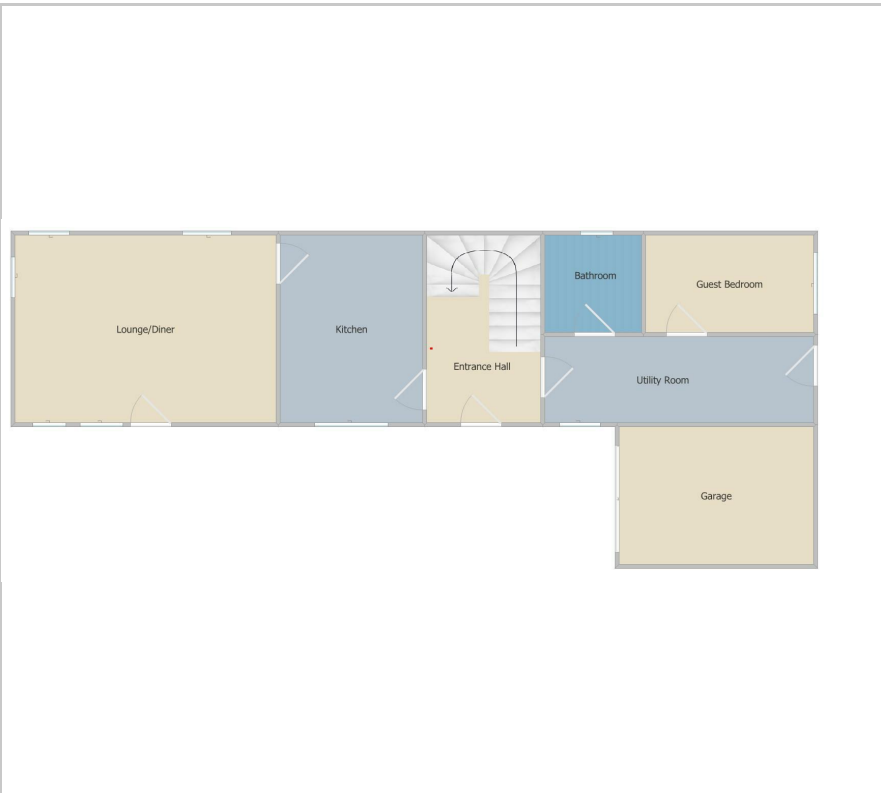
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Floor Plan



Area Map



Energy Efficiency Graph



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