22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

nestegg properties

FLOOR PLAN

DIMENSIONS

Lounge 12' x 12' (3.66m x 3.66m)

Living Room 12' x 12' (3.66m x 3.66m)

Kitchen 9'01 x 6'11 (2.77m x 2.11m)

Utility 10'05 x 7' (3.18m x 2.13m)

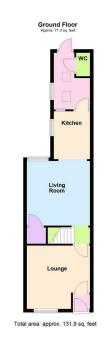
Downstairs Cloakroom 4'09 x 2'10 (1.45m x 0.86m)

Bedroom One 12'01 x 12'01 (3.68m x 3.68m)

Bedroom Two 12'01 x 12'01 (3.68m x 3.68m)

Wet Room 8'11 x 6'11 (2.72m x 2.11m)

Loft Space 18'01 x 10'08 (5.51m x 3.25m)







IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

PIEWING YM OUT Office at 22a cross street, Enderby, Lerties 4443 Telephone: 0116286 9700 - Emait: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at v

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Call us on 0116 2811 300 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there we be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

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Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relion. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

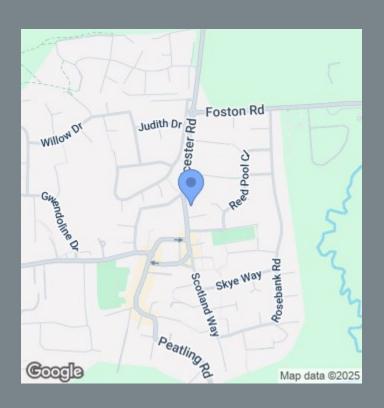
Roseberry Villa, 43 Wigston Street, Countesthorpe, LE8 5RQ
Offers In Excess Of £200,000

OVERVIEW

- · Extended Terraced Home
- · Popular Village Location
- · Lounge & Living Room
- · Kitchen, Utility & Downstairs WC
- · Two Bedrooms, Wet Room & Loft Room
- · Driveway & Well Established Garden
- · Viewing Is Essential
- EER Rating C
- · Council Tax Band A
- · Freehold Property

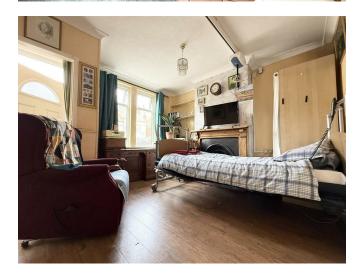
LOCATION LOCATION....

Countesthorpe, a charming village in Leicestershire, offers a serene escape with its picturesque streets, green spaces, and community feel. Residents enjoy local amenities, easy access to nature, and a tranquil setting ideal for families, professionals, and retirees seeking a peaceful retreat. This village blends rural beauty with modern convenience, creating a sought-after destination for those embracing a relaxed lifestyle in a quintessentially English setting. For those who commute, the M1/M69 is a short drive away. Or if you enjoy exploring nearby areas, excellent road and public transport links make accessing Leicester City Centre and Fosse Park a breeze.











THE INSIDE STORY

Welcome to Roseberry Villa, a characterful period home dating back to 1895, ideally situated in the heart of the sought-after village of Countesthorpe. This unique property blends traditional elegance with the opportunity to enhance and personalise, offering the perfect canvas for those looking to make a house their own. Behind its handsome façade lies a warm and inviting home. Step through the entrance vestibule into the lounge, where a large front-facing window fills the room with natural light. A feature fireplace, which can be reopened as a working open fire, provides a beautiful focal point and a nod to the home's historic charm. To the rear, the living/dining room enjoys tranquil views over the garden and provides a generous space for both relaxing and entertaining. The layout flows into the kitchen, which offers ample wall and base units, a sink drainer with mixer tap, plumbing for a dishwasher, and space for a fridge freezer. Adjacent, the utility area benefits from overhead skylights, bringing in plenty of natural light, and a door opens onto the garden. A handy downstairs cloakroom adds convenience. Upstairs, you'll find two bedrooms, with the second bedroom having fitted wardrobes. The wet room is practical and accessible, while a staircase leads to the loft space—a bright and versatile space with two Velux windows and views over open countryside. Perfect as a study or hobby room. Externally, the front provides a block-paved driveway, and the rear garden is a true highlight. Designed for both beauty and functionality, it features a patio area, artificial lawn, a delightful summer house, and a variety of mature flowering plants. Heading to the rear, you'll discover a secluded seating area, and beyond that, a vegetable plot and greenhouse, perfect for gardening enthusiasts. With charm in abundance and potential to make it your own, Roseberry Villa offers a rare chance to create something truly special in a wellconnected village.







