

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)

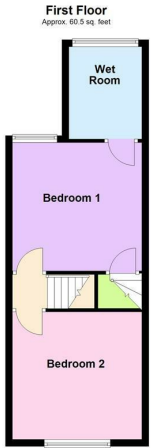
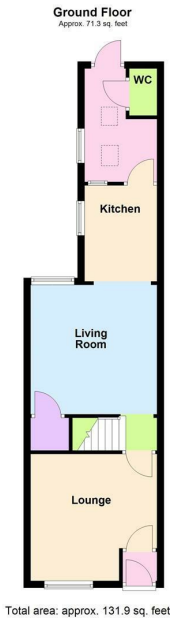
Downstairs Cloakroom  
4'09 x 2'10 (1.45m x 0.86m)

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)



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

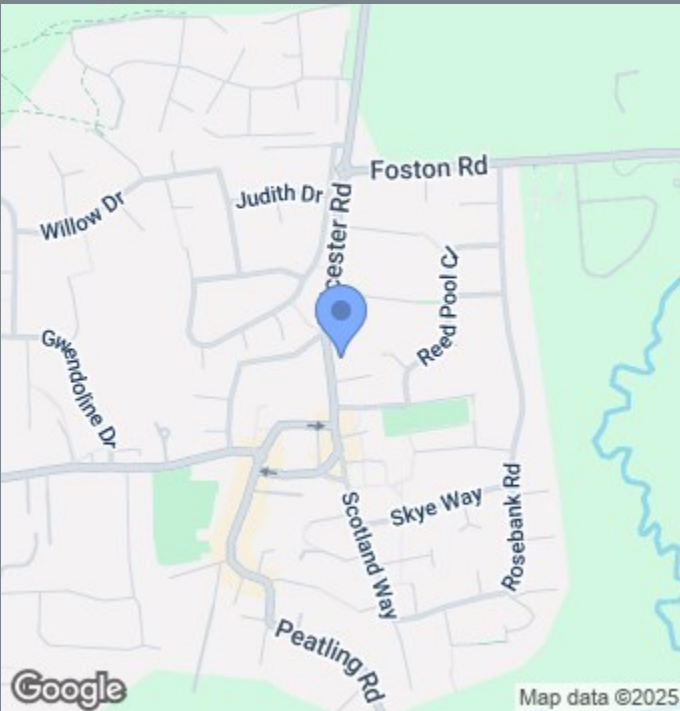


# OVERVIEW

- 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 well-connected village.

