

FLOOR PLAN

DIMENSIONS

Entrance Hall

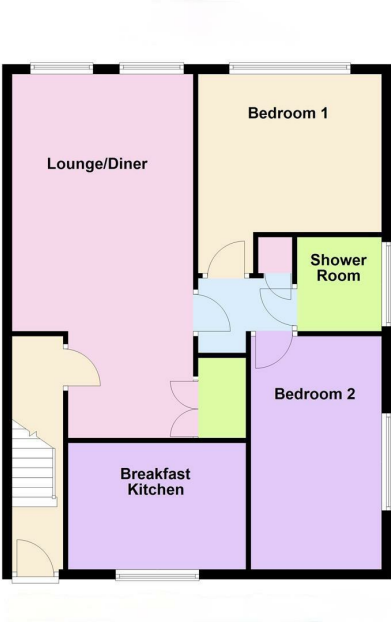
Lounge Diner  
23' x 12'02 (7.01m x 3.71m)

Breakfast Kitchen  
7'06 x 12' (2.29m x 3.66m)

Bedroom One  
13'02 x 12'04 (4.01m x 3.76m)

Bedroom Two  
15'11 x 9'06 (4.85m x 2.90m)

Shower Room  
7'07 x 5'08 (2.31m x 1.73m)

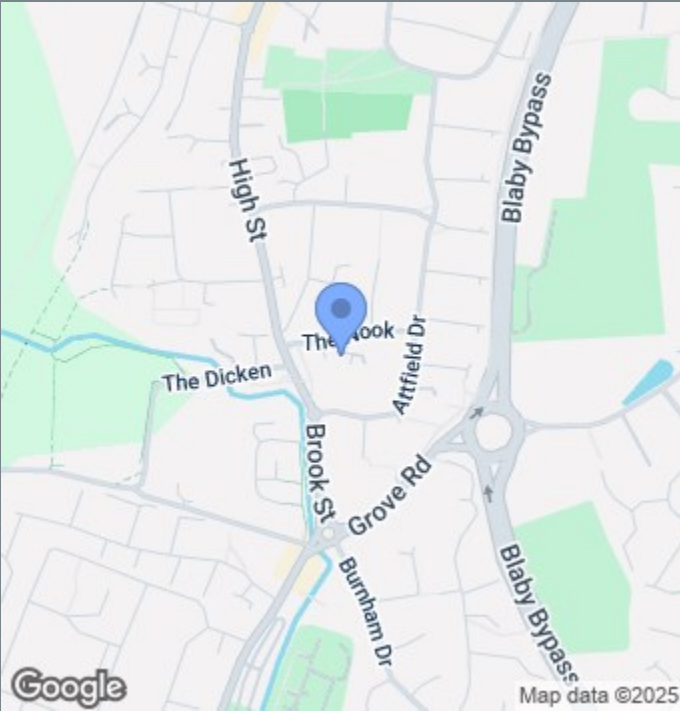


# OVERVIEW

- Spacious First Floor Apartment With Stair Lift
- Over 55's Retirement Warden Controlled Development
- No Onward Chain
- Lounge Diner
- Breakfast Kitchen
- Two Bedrooms
- Shower Room
- Communal Gardens
- EER Rating - C , Leashold
- Council Tax Band - C

## LOCATION LOCATION....

Winterburn Gardens in Whetstone is a delightful over 55's development that offers a peaceful, friendly & well-connected place to call home. Nestled in a lovely residential area, it's surrounded by green spaces and nearby parks, providing the perfect setting for gentle walks, fresh air, and enjoying nature at a relaxed pace. The development has a warm, community-focused atmosphere, ideal for those seeking a sociable and secure environment. Whetstone itself offers a wonderful selection of local shops, caf  s, and everyday amenities, while larger retail and leisure options are just a short drive away. Excellent transport links make it easy to reach Leicester city centre and surrounding areas, whether by car or public transport, giving residents both convenience and independence. Altogether, Winterburn Gardens captures the charm of village living with modern comforts, offering a tranquil yet well-connected lifestyle in a welcoming community.



## THE INSIDE STORY

*This delightful over 55's first floor retirement apartment is set within a beautifully maintained, warden-controlled development in a lovely and welcoming village. From the moment you step into the entrance hall, the home feels warm, inviting, and thoughtfully designed for comfortable, easy living. The spacious lounge diner is a wonderful heart of the home, featuring a charming fireplace that creates a cosy focal point and plenty of room for both relaxing and entertaining. There's ample space for a dining table, making it the perfect spot to enjoy meals with friends and family or to simply unwind in a peaceful setting. The breakfast kitchen is both practical and homely, fitted with classic wooden wall and base cabinets, and offers enough room for a small table—ideal for casual dining or enjoying your morning coffee with a view. Both bedrooms are generous in size, with fitted wardrobes providing excellent storage while maintaining a light and airy feel, perfect for creating calm and restful spaces. The modern shower room is stylish and easy to maintain, designed with comfort and convenience in mind. Outside, beautifully kept communal gardens offer a lovely place to sit and enjoy the surroundings, while communal parking adds further practicality. Altogether, this charming apartment offers a wonderful blend of independence, comfort, and community in a serene village setting.*

