

FLOOR PLAN

DIMENSIONS

Entrance Hall

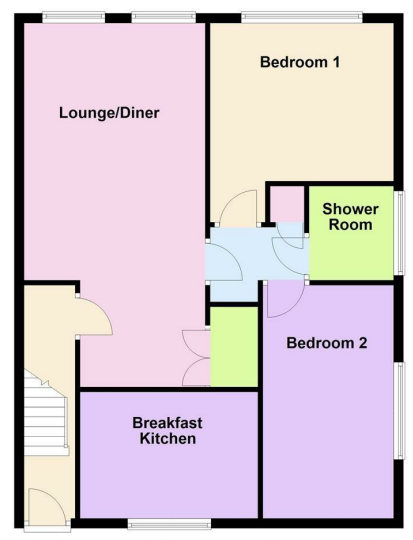
Lounge Diner
23' x 12'02 (7.01m x 3.71m)

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)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
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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 will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
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 relied on. 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.

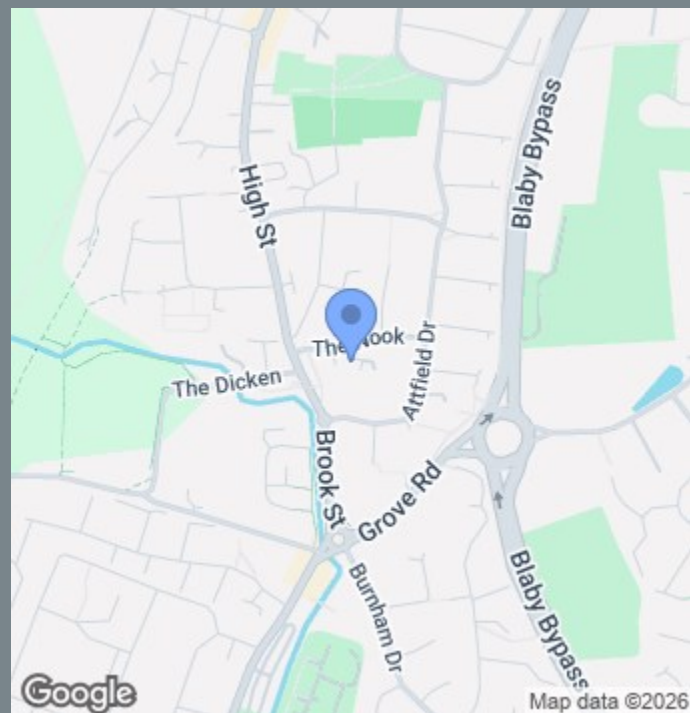
30 Winterburn Gardens, Whetstone, Leicester, LE8 6ZH
Offers In Excess Of £120,000

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, cafés, 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.

