

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Living/Dining Room

12'01 x 22'11

Kitchen

12 x 7'04

Bedroom One

11'06 x 9'02

Bedroom Two

12'03 x 10'08

Shower Room

5'07 x 7'06



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Winterburn Gardens, Whetstone, Leicester LE8 6ZH

£135,000

The Story Begins

- Over 55s Retirement Complex
- First Floor Flat
- Living/Dining Room
- Kitchen
- Two Bedrooms
- Family Bathroom
- Warden Controlled
- Residents Parking
- £160 Monthly Service Charge - TBC
- Leasehold EPC - TBC Council Tax Band - C

Location Is Everything

In Whetstone you will enjoy a lively local community with plenty going on, there is Blaby & Whetstones Boys Club, a golf course, two very well regarded primary schools, St Peters and Badgerbrook and two feeder high Schools in surrounding villages. There are churches, public houses and a good selection of local shops including a post office, supermarket, pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.



Inside Story

SET IN A DEDICATED OVER 55'S DEVELOPMENT THIS FIRST FLOOR APARTMENT is warden controlled for extra peace of mind, residents parking and even communal outdoor space makes it a perfect home. Offered for sale without an upward chain an internal viewing is highly recommended. Entering into the hallway you will be greeted with stairs rising to the first floor. At the top of the stairs you will enter into a spacious living/dining room that has pretty views to the communal rear garden space. A door leads from the living/dining room to the kitchen which is located to the front aspect. Fitted with a range of wooden wall and base units with a work surface and sink drainer the kitchen also has space for an oven, plumbing for a washing machine, and space for a fridge freezer. The kitchen also offers ample space for a table and chairs. Both double bedrooms allow plenty of natural light in, with bedroom two to the rear and bedroom one to the front of the property. Bedroom two has fitted wardrobe space to maximise the storage space. The bathroom has a three suite consisting of a low level wc, hand wash basin and a walk in shower. Externally, there is resident parking to the front and a lovely garden area. This fabulous home has approx service charges of £160 per month, please speak to the team at nest for more details.

