



**Delisle Court, Loughborough**

**welcome to**

## **Delisle Court, Loughborough**

**\*NO ONWARD CHAIN\*** We are pleased to offer to the market this two-bedroom retirement bungalow offered for sale with no onward chain and occupying a pleasant position on this warden assisted retirement development. This property is designed for over 55s.

### **Entrance**

The property is entered by a UPVC door into the porch which provides access to the living room.

### **Lounge/Diner**

14' 9" x 11' 4" ( 4.50m x 3.45m )

The lounge offers an electric fireplace, carpet, upvc double glazed window to the rear elevation and sliding door to rear, coving to the ceiling and doors leading to an additional storage cupboard, kitchen and hallway.

### **Kitchen**

8' 1" x 7' 2" ( 2.46m x 2.18m )

The kitchen has vinyl flooring and a upvc double glazed window to the front elevation with a range of wall and base fitted units, ceramic sink with drainer and tiled splashback, space for a washing machine, fridge freezer and a cooker,

### **Bedroom One**

12' 9" x 8' 5" ( 3.89m x 2.57m )

Bedroom one has carpeted flooring, UPVc double glazed windows to the rear and side elevation, coving to the ceiling, built in wardrobes and a radiator.

### **Bedroom Two**

10' 5" x 8' ( 3.17m x 2.44m )

Bedroom two has laminate flooring, upvc double glazed window to the side elevation and a radiator.

### **Bathroom**

The bathroom has vinyl flooring and a three-piece suite comprising of hand wash basin within a vanity unit, low level wc, double shower cubicle with electric shower over and a heated towel rail.

### **Outside**

Externally, the property is a communal garden with a lawn patio seating area and communal residence parking.







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## **Delisle Court, Loughborough**

- No Onward Chain
- Retirement Bungalow for Over 55s
- Warden Assisted Retirement Development
- Two Bedroom
- UPVC Double Glazing

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 148.00

Ground Rent: 9.96

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£115,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH114970 - 0013

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