



Badger Court , Loughborough



£240,000

- OVER 55's BUNGALOW
- TWO BEDROOMS
- SOUTH FACING PATIO
- COMMUNAL GARDENS
- FOR SALE WITH NO CHAIN
- LOW MAINTENANCE LIVING
- PRIME FOREST SIDE LOCATION
- ALLOCATED PARKING
- LEASEHOLD
- EPC rating C



Adopting a lovely spot within the Badger Court retirement complex development, is this two bedroom bungalow enjoying a south facing garden aspect and just a short stroll to a beautiful mature planted community pond and sitting area.

The over 55's development would make a great home for the retiring couple or person seeking a quiet location offering convenience and low maintenance living.

Enter through the central hall and into a rear facing generous lounge which has sliding patio doors leading out on to it's own dedicated patio enjoying views of the surrounding communal gardens.

The kitchen leads off the lounge and also faces the rear offering a comprehensive range of cupboards and drawers, plumbing for washing machine, space for fridge and freezer, gas and electric cooker points and walk in style pantry with shelving and light.

The main double bedroom has a built in wardrobe whilst bedroom two can easily accommodate a single size bed and is presently utilised as a home office. Leading off the hall is a handy cloaks cupboard suitable for the vacuum cleaner, ironing board etc. A modern contemporary shower room with a double shower enclosure having a mobility folding seat and Mira electric shower, vanity style wash hand basin and WC with hidden cistern, ceramic tiled floor, fully tiled walls to two sides, extractor fan and airing cupboard housing the hot water cylinder with shelving.



Badger Court has an on site warden and the accommodation itself has a lifeline fitted system which directly links to the warden accommodation for assistance when required. There is also a community room and small launderette facility as well as an occasional guest bedroom for visitors etc.

Upon entering Badger court development there is a car park where each property has an allocated space and swift access from here can be reached to local amenities including supermarket on Park Road and major bus route nearby on Forest Road.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by a Worcester conventional boiler located in the kitchen with hot water tank in the bathroom airing cupboard.

To find the property, from the town centre proceed on Forest Road continuing ahead at the Epinal Way roundabout and all the way heading on to Nanpantan Road where you should turn left on to Brook Lane. Take the second turning left into Upper Green where Badger Court is situated directly ahead where the property is located in the far right hand corner.

ENTRANCE HALL 3.09m x 0.89m (10'1" x 2'11")

LOUNGE 4.28m x 3.77m (14'0" x 12'5")

KITCHEN 3.14m x 2.32m (10'4" x 7'7")

BEDROOM ONE 3.29m x 2.72m (10'10" x 8'11")

BEDROOM TWO 2.19m x 2.32m (7'2" x 7'7")

SHOWER ROOM 2.31m x 2.02m (7'7" x 6'7")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. Lease details and service charge - Lease Term 99 Years From 1 April 1993 - Lease Term Remaining 67 years, Service charge of £2448 per annum. Charnwood Borough Council - Tax Band C.

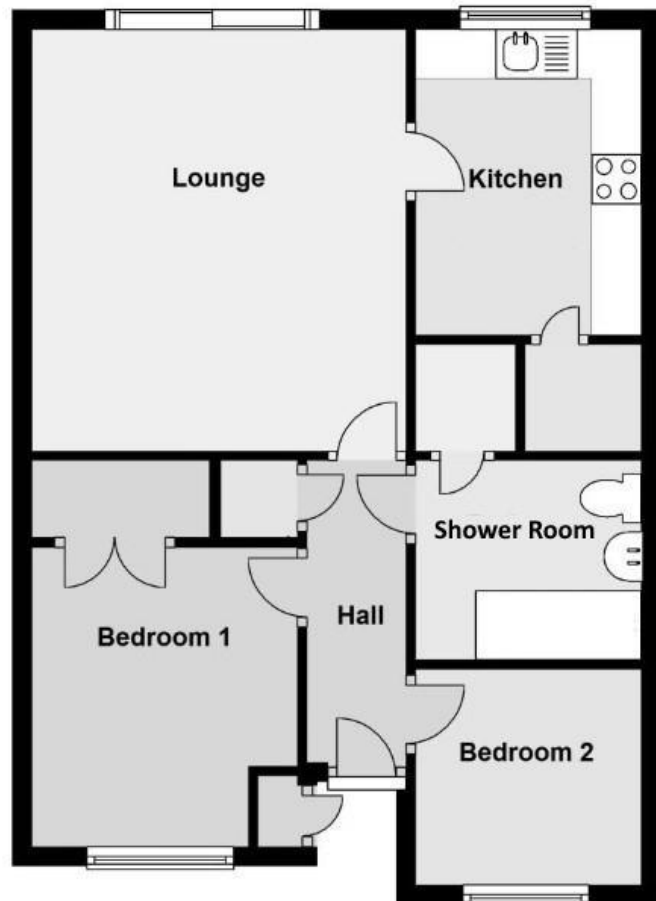
DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.







Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk