



Badger Court, Loughborough



£242,000

- OVER 55's BUNGALOW
- TWO BEDROOMS
- DUAL ASPECT LOUNGE
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- PRIME FORESTSIDE LOCATION
- LEASEHOLD
- EPC rating C



Arguably one of the best designs within the complex, size and layouts do vary, this property has proximity to the main building and entrance of the complex with a spacious lounge diner which has a dual aspect and the box bay faces west.

The bungalow has been upgraded with a feature refitted kitchen and the bathroom is now a stylish modern shower room.

Initially on entry, the hall has a composite door with leaded light panel, two separate cupboards within the hall and an oversized roof space hatch with drop down ladder.

The 'L' shaped lounge diner has the aforementioned box bay, there is also a patio door which faces east and ideal for breakfast.

Within the kitchen, there's a Bosch stainless steel gas hob with extractor hood above and electric oven beneath, there is also an integrated fridge freezer, dishwasher and Bosch washing machine. One of the eye level cupboards discreetly houses the Worcester combination gas central heating boiler which is controlled via a Hive system for those wanting to control the central heating remotely. There is a comprehensive range of storage cupboard units at both base and eye level with doors in a matt finish and brushed metal handles, recessed LED lighting illuminates, pantry equipped with shelving and provides further storage. The kitchen also has a westerly aspect.



The main double bedroom faces east and therefore gets sun in the morning, there is a range of eye level storage units and also a built in double wardrobe with rail and twin shelving units. The second bedroom has a front elevation double glazed window, neutral wall decor and two double eye level cupboards along with a modern electric circuit breaker.

The shower room unlike many of the designs within the complex has natural lighting via a side elevation window and has been converted to a three piece unit with hidden cistern WC, inset wash hand basin and shower cubicle powered by the combination boiler (mains shower).

Outside, the patio is paved and there's views towards the communal gardens.

Badger Court is a complex for the over 55's and has an on site warden with a lifeline system fitted within each property that directly links to the warden accommodation for assistance once required. There is also a community room and small launderette facility where there is an occasional guest bedroom for visitors.

To find the property, from Loughborough town centre proceed along Forest Road, at the Epinal Way roundabout continue straight on and head along Nanpantan Road where you should turn left on to Brook Lane. Take the second left turning on to Upper Green where Badger Court is situated directly ahead where the property is situated on the left hand side near the main complex and community room (see site map).

HALL 2.4m x 1.44m (7'11" x 4'8")

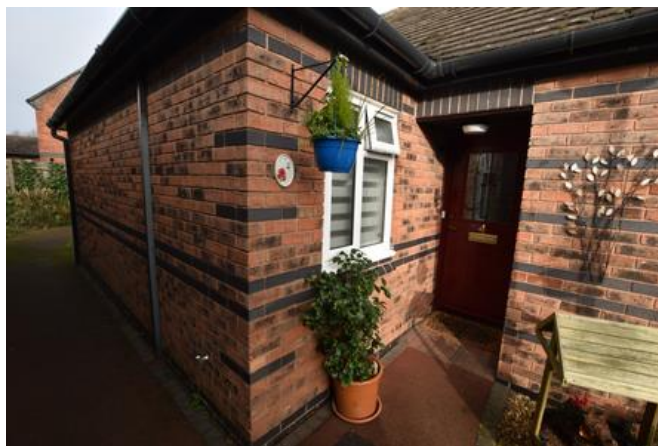
LOUNGE DINER 4.96m x 4.42m (Narrowing to 3.12) (16'4" x 14'6")

KITCHEN 3.24m x 2.54m (10'7" x 8'4")

BEDROOM ONE 3.31m x 3.1m (10'11" x 10'2")

BEDROOM TWO 2.34m x 2.09m (7'8" x 6'11")

SHOWER ROOM 2.22m x 1.99m (7'4" x 6'6")





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. The lease was from April 1993 for 99 years, end date 1st April 2092 leaving 67 years remaining. Lease charges: Annual ground rent of £10. Service charge of £203.17 per month. Charnwood Borough Council - Tax Band C.

DISCLAIMER

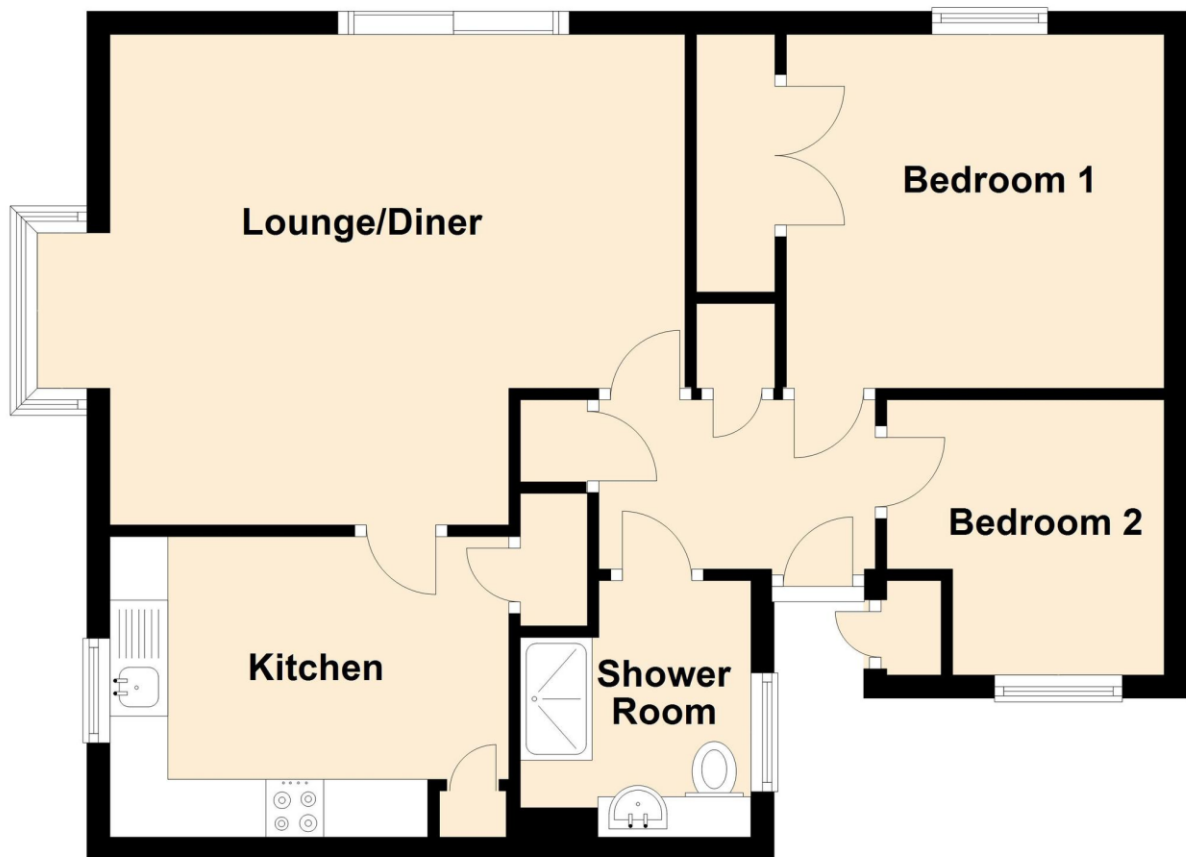
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.1 sq. feet)



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