

# Badger Court

Loughborough, LE11 3SA



A very pleasant retirement bungalow designed for the over 55's and forming part of the very popular Badgers Court within a picturesque maintained communal ground setting, supported by on site warden services.

£250,000



John German 

There is a recessed porch with lockable storage area and the accommodation has gas central heating and double glazing. Once through the entrance door you are into the hallway which has a useful built in cupboard, also housing the gas fired combi boiler which was installed in 2017.

To the front is a second bedroom or very useful study.

Opposite is the main master bedroom which has built in wardrobes and a front facing window overlooking the pleasant grounds.

Opposite this is the bathroom which in fact is a walk-in wet room having shower with glazed screen, fitted units with integrated wash hand basin and WC, heated towel rail and fixed wall cabinet.

To the rear of the property is a spacious lounge which is a very pleasant sitting room with patio doors leading out onto a private patio and access to the maintained garden grounds.

Adjacent to this is a refitted breakfast kitchen which was reequipped in 2017 with a modern range of base and wall units surmounted by worktops with inset one and half bowl stainless steel sink and mixer tap, tiled splashbacks, Neff gas hob with extractor over and matching eye level double oven and grill, together with an integrated full length fridge freezer and a dishwasher. There is a further appliance space with plumbing for a washing machine.

The property is located within Badger Court which is set in very attractive, maintained communal grounds with ample parking and visitor parking spaces to the front, together with en site warden services and a communal area with visitor's suite, washing facilities and a communal lounge where a number of social events take place.

Immediately to the rear of the property is a private patio with sun awning because this faces in a southerly direction and gives direct access to the resident's gardens.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Leasehold. 99 year lease commenced 9/7/1993

Service charge: £203.17 plus £0.83 ground rent.

**Property construction:** Standard

**Parking:** Carpark

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

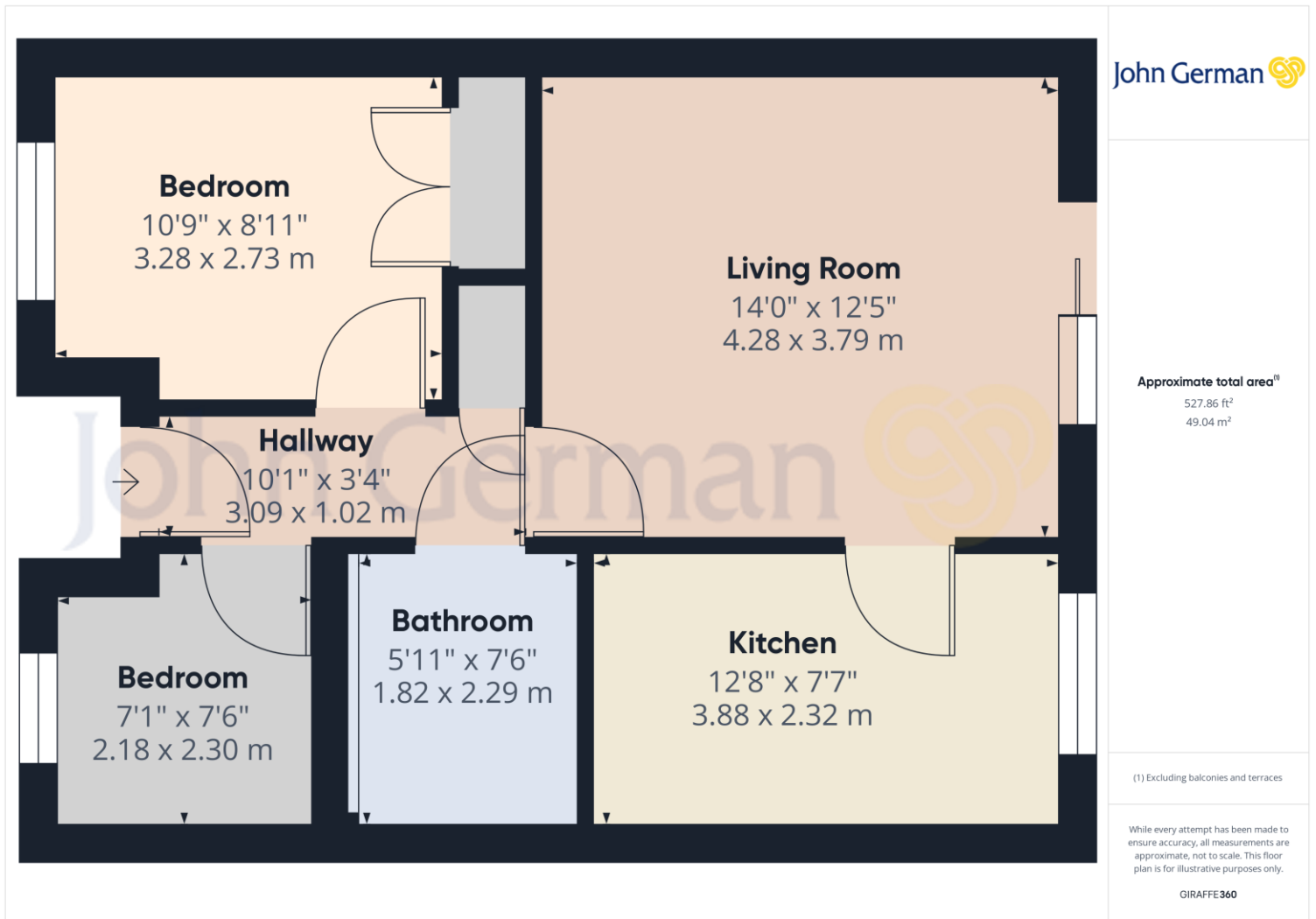
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/23052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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