Holders

A Modern Estate Agent









2 Delisle Court, Loughborough, LE11 4PP

£115,000

A well-presented two-bedroom bungalow within the popular over-55s independent retirement development of De Lisle Court, offered with no upward chain and enjoying attractive communal garden views. Benefits include a spacious living room with direct access to a private patio, fitted bedroom storage and residents' parking, all within easy reach of Loughborough town centre.

Summary

Situated in a particularly attractive position within the popular De Lisle Court development on the outskirts of Loughborough, this well-presented two-bedroom bungalow offers independent retirement living for the over 55s and is offered to the market with no upward chain. Enjoying pleasant outlooks across the beautifully maintained communal gardens, the property provides comfortable and well-arranged accommodation, comprising an entrance hall, spacious living room with direct access to a private rear patio, separate kitchen, two bedrooms and a shower room.

The property is entered via an entrance hall which provides access to the principal accommodation. The spacious living room is a particularly appealing feature, offering ample room for both lounge and dining furniture, with sliding patio doors opening directly onto the private rear patio and enjoying views across the communal gardens. The separate kitchen is fitted with a range of wall and base units, complementary work surfaces and space for freestanding appliances, with a window overlooking the rear gardens.

There are two bedrooms, with the principal bedroom enjoying a pleasant outlook towards the front communal gardens and benefiting from fitted wardrobes and drawer storage. The second bedroom provides useful additional accommodation and also benefits from fitted storage. Completing the internal layout is a shower room fitted with a walk-in shower, wash basin and WC.

Outside, the property occupies an enviable position within the development, with beautifully maintained communal gardens to both the front and rear, providing attractive outdoor surroundings for residents to enjoy. The bungalow further benefits from its own private paved patio area, accessed directly from the living room and providing an ideal space for sitting outdoors. Residents' parking is available within the development, with additional visitor parking close by.

De Lisle Court is conveniently positioned within easy reach of Loughborough town centre, which offers an excellent range of shops, supermarkets, cafés, restaurants and everyday amenities, together with medical facilities, leisure amenities and transport links. Loughborough railway station provides connections to Leicester, Nottingham and London, whilst the A6, A46 and M1 motorway network offer convenient access to the surrounding areas.

Please note, De Lisle Court is an independent retirement living development exclusively for residents aged 55 and over.

Leasehold:
Lease term (original lease length): 149 years
Lease commencement date: 1 June 1988
Years remaining: Approximately 110 years and 7 months
Ground rent (current annual amount): £0.00 – one peppercorn per annum (effectively nil)
Maintenance/service charge: Payable to Longhurst Group Limited £195.95 PCM

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

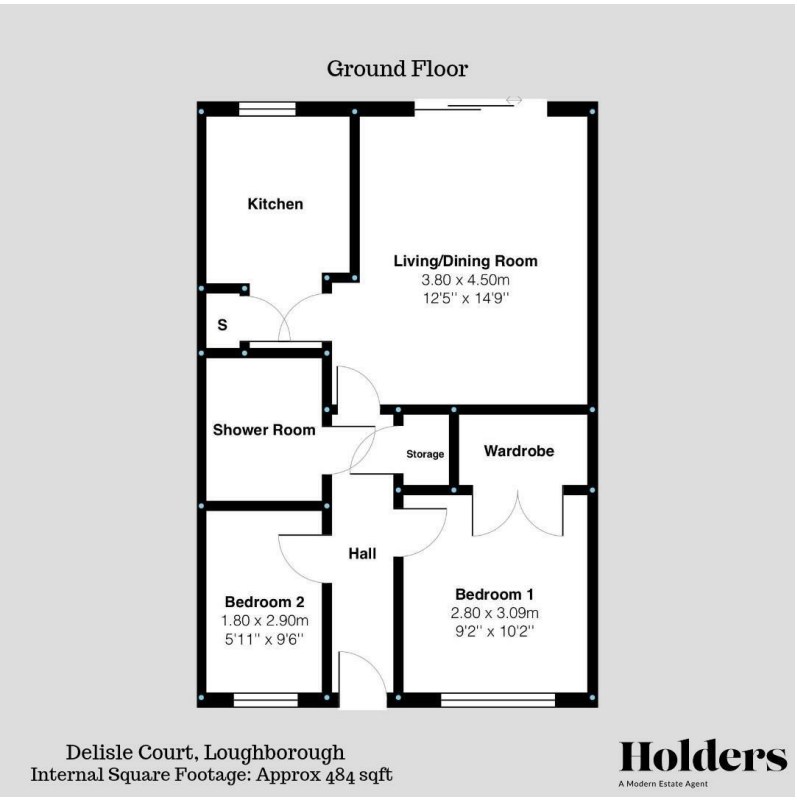
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

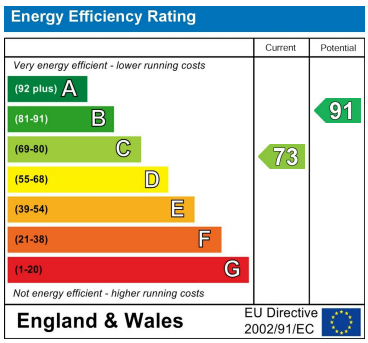
Floor Plan



Area Map



Energy Efficiency Graph



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