

Holdings

A Modern Estate Agent



7 Badger Court, Loughborough, LE11 3SA

£235,000

Holdings Estate Agents are delighted to bring to market with NO UPWARD CHAIN, this immaculately presented two bedroom over 55's bungalow situated on Badger Court, Loughborough. The property has just been redecorated throughout and has brand new carpets. In brief the home offers an entrance hallway, lounge/diner, breakfast kitchen, two bedrooms and shower room all whilst having plentiful storage spaces and boarded loft space. The scheme benefits from a dedicated on-site scheme manager available Monday to Friday, from 8:30 am to 3:30 pm, excluding bank holidays, ensuring support when needed. Safety and peace of mind are prioritised with each bungalow equipped with an emergency call cord that connects directly to a 24-hour national call centre. Residents have access to a welcoming on-site community centre, which features a guest room for visitors, a small launderette, and communal lounge facilities. Outside, there is designated communal parking (unallocated), a private patio area at the rear, and well-maintained wrap around lawn gardens offering a tranquil outlook. Within walking distance, you can explore a picturesque community pond and sitting area, perfect for relaxing or socialising.

Summary

Upon entry to the property via the front door you arrive in the entrance hallway, this is perfect for shoes and cloaks whilst giving access to the lounge/diner.

The lounge/diner is situated at the front of the property, it is a lovely light filled room thanks to a large uPVC bay window. There is sufficient space in here for a sofa suite and dining set so is a very versatile room complete with a feature electric fireplace. There is a glazed door to the breakfast kitchen and door at the back leading to the rear hallway and further accommodation beyond.

The breakfast kitchen is located at the front of the property, it is fitted with a matching range of wall and base units with countertops above. There is an integrated fridge/freezer, space and plumbing for a washing machine, integrated induction hob with stainless steel extractor hood over, integrated slimline dishwasher, inset sink drainer, eye level electric oven, eye level microwave and uPVC window to the front elevation. The kitchen also benefits from a useful pull out table providing further seating/dining options as well as having a very useful large storage space making a perfect pantry.

Returning back to the lounge you can access the rear hallway, this provides access to both bedrooms, shower room, storage cupboard and boarded loft space via a drop down ladder.

Bedroom one is a great sized double bedroom, offering built in wardrobe space and a large uPVC window to the rear elevation providing a lovely outlook over the gardens.

Bedroom two is another well proportioned room, it too has a lovely outlook and offers direct access to the patio and gardens beyond via sliding doors.

The shower room is fitted with a three piece suite comprising large walk in shower complete with shower seat and grab rail, sink with storage below, back to wall w.c., radiator and airing cupboard housing the hot water cylinder which is perfect as an airing cupboard/further storage.

Outside there is a private patio area perfect for outdoor seating and it offers a lovely peaceful outlook over the communal grounds.

Badger Court is set in a beautiful location and one of its real features is its mature outdoor space that

is laid principally to lawns with flowering shrubs and borders throughout. It has a feature pond with bridge and pleasant seating areas all around the development.

The property is offered for sale with no upward chain.

Tenure Type: Leasehold

Lease Term: 99 Years from 01/04/1993

Qualifying Age: Over 55

Service Charge : £229.88 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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

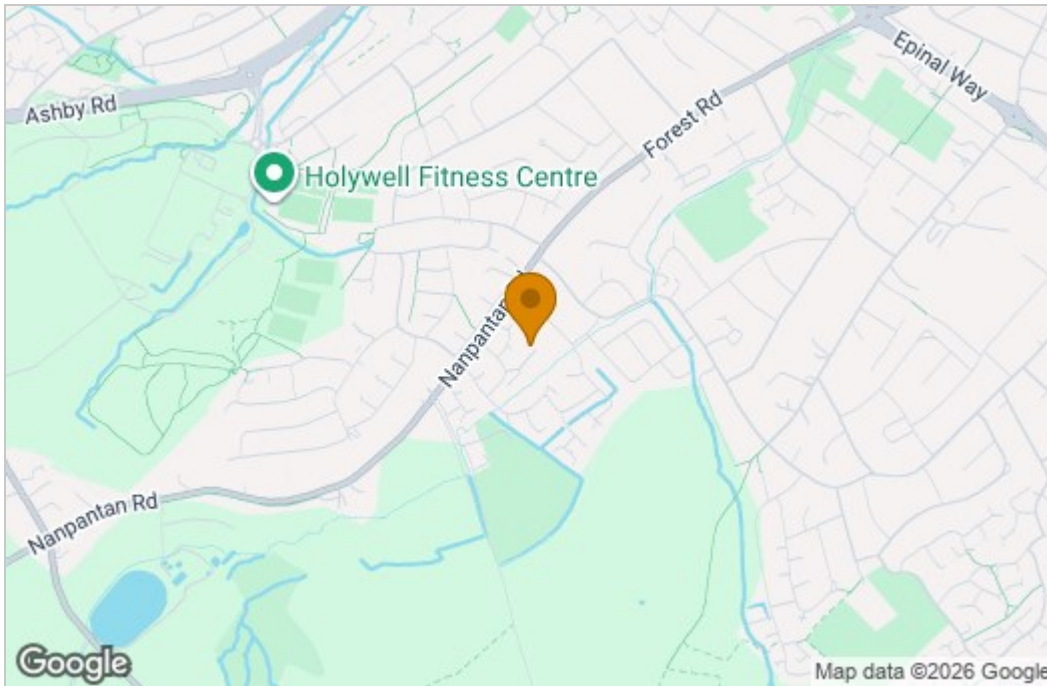
Ground Floor:



Badger Court, Loughborough
Internal Square Footage: Approx 562 sq.ft

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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