

Holderr

A Modern Estate Agent



5 Badger Court, Loughborough, LE11 3SA

Offers over £230,000

Discover this charming bungalow, thoughtfully designed for comfort and convenience. 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, enjoy designated communal parking (unallocated), a private flagstone patio area at the rear, and well-maintained lawn gardens offering a tranquil outlook. Within walking distance, you can explore a picturesque community pond and sitting area, perfect for relaxing or socialising.

Inside the bungalow, you'll find a spacious entrance hallway with built-in storage cupboards, including a boiler cupboard. The modern breakfast kitchen is equipped with tiled splashbacks, a comprehensive range of base and wall units, a large larder, and integrated appliances such as an electric oven, gas hob with extractor, dishwasher, and space for a washing machine and tall fridge freezer.

The bright lounge/diner features UPVC double-glazed patio doors opening to the garden, a front-facing window, and a fireplace, ideal for relaxing evenings.

The main bedroom benefits from dual-aspect UPVC double-glazed windows and fitted double wardrobes, while the second bedroom, located at the rear, is perfect as a guest or craft room.

The bathroom includes a walk-in shower, low-flush WC, pedestal wash hand basin, vanity cupboard, and a UPVC window. For extra reassurance, the wet room is finished with safety vinyl flooring.

The vendor advises that there is an annual service charge of £2,448, which covers building insurance, maintenance of communal areas, windows, doors, and the central heating system.

This delightful bungalow offers a comfortable and secure lifestyle in a friendly community setting.

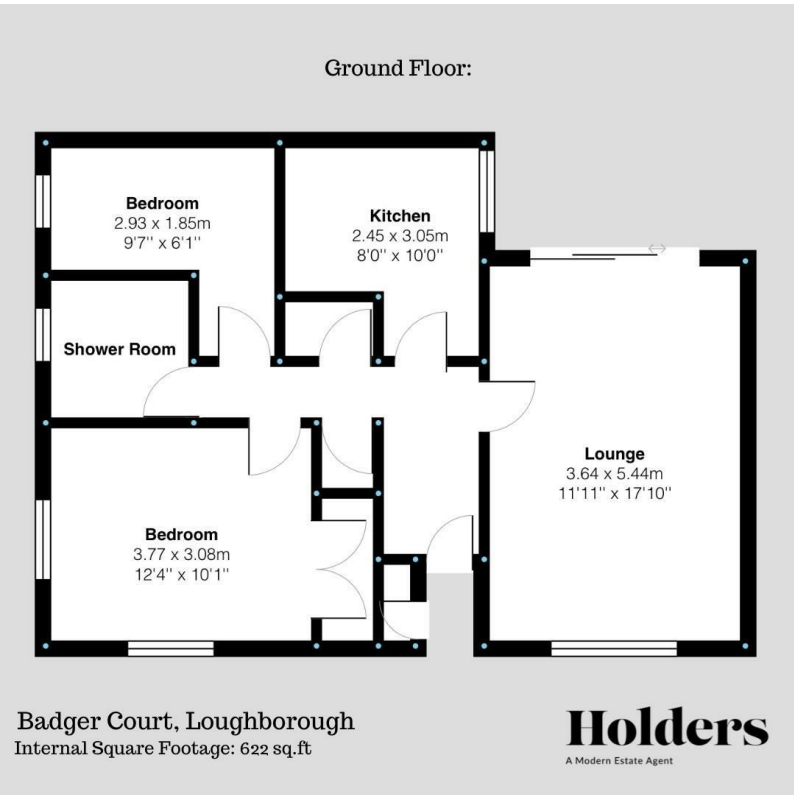
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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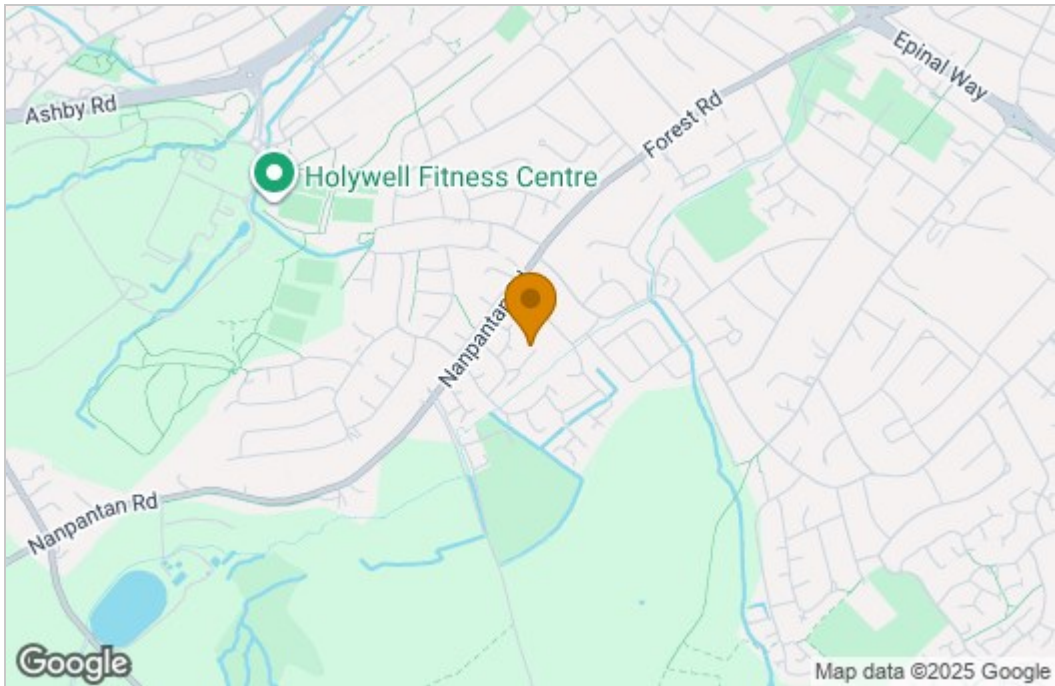
Extra Information

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

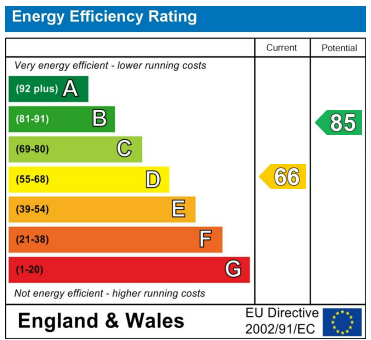
Floor Plan



Area Map



Energy Efficiency Graph



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