

Holders

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.

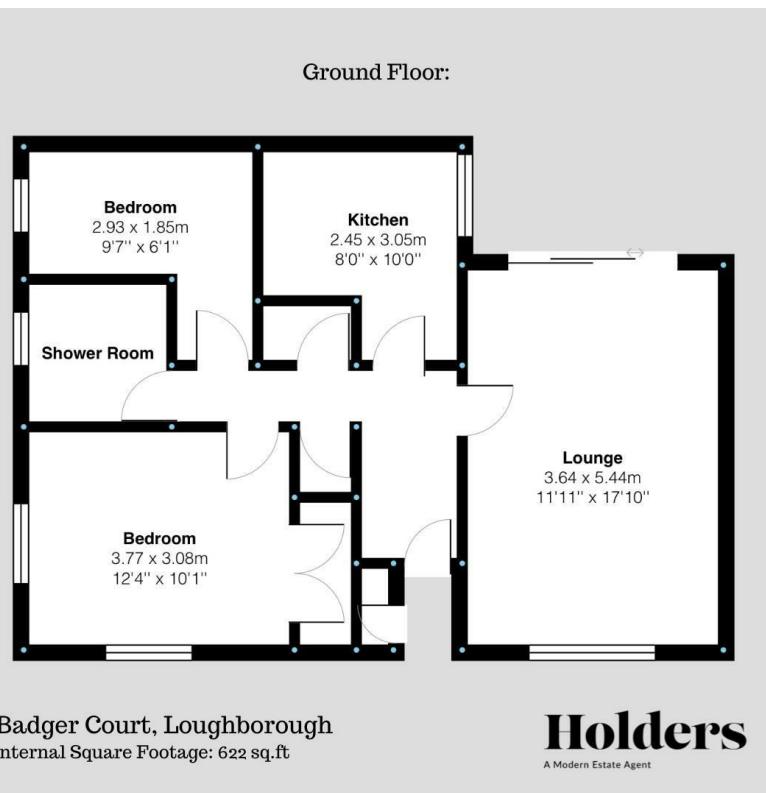
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.
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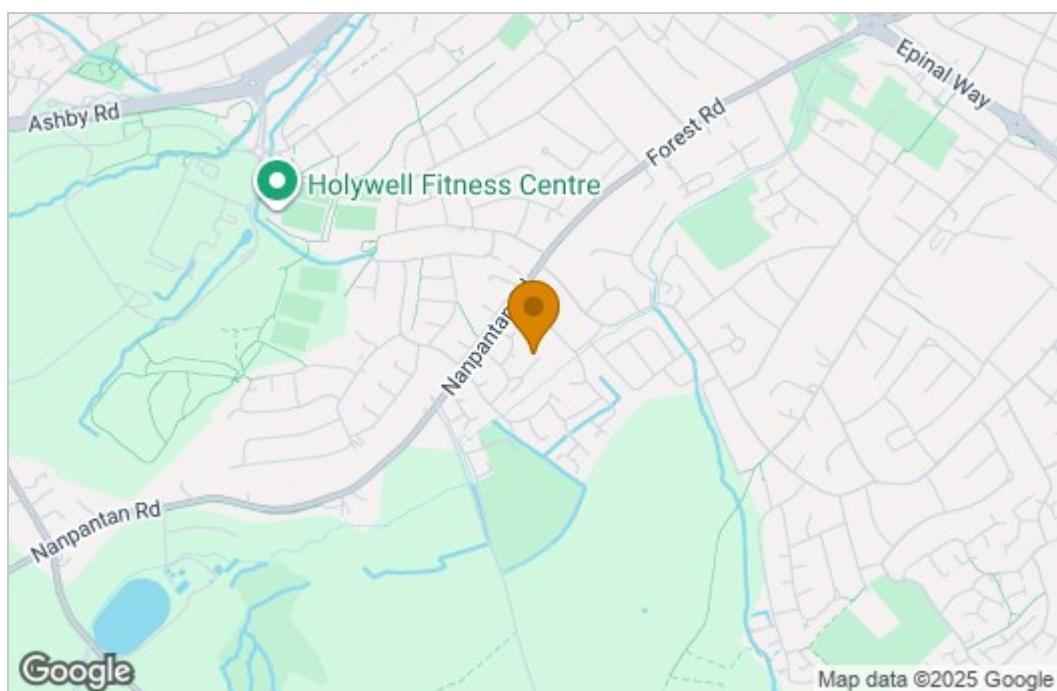
Extra Information

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.