

Badger Court

Loughborough, LE11 3SA

John German



Badger Court

Loughborough, LE11 3SA

£245,000

This beautiful, over 55's bungalow boasts a refitted kitchen and bathroom, bay windowed lounge, and two bedrooms. Surrounded by mature landscaped grounds and is offered with no upward chain.

Living at Badger Court offers independent retirement living for the over 55's with the benefit of an emergency cord system – the Badger Court management team are on hand to assist as and when required, the development has a friendly residence manager, residents' lounge, kitchen and laundry facilities.

Upon arrival at the property, park your vehicle and follow the communal pathway which leads to the front entrance door of this neatly kept bungalow. Step inside the reception hallway, and you will find a good-sized bay windowed lounge overlooking the front gardens and a fireplace with built in electric fire.

The refitted, modern kitchen is amply fitted with a plentiful range of cabinets wrapping along two walls with complementary countertops and under cupboard lighting, together with a clever feature pull-out carousel shelving system for ease of access. Integral appliances comprise oven, hob, extractor hood, refrigerator, freezer and washing machine. The useful pantry cupboard offers a further handy storage area.

Both bedrooms and bathroom are accessed via the central hallway which itself has a second useful storage cupboard. Bedroom one has a built-in double wardrobe and views over the attractive rear grounds. Bedroom two enjoys patio doors giving direct access outside and onto the rear patio area. The lounge and both bedrooms have TV connections.

Last but not least, the bathroom has been refitted with a white suite to include a panelled bath with shower over, pedestal wash hand basin and WC. A large airing cupboard contains the hot water tank and provides additional storage. All rooms have radiators.

The real 'Wow!' factor for Badger Court is the beautifully mature outdoor space which is laid principally to lawn with flowering shrubs and borders, a feature pond with bridge, plus pleasant seating areas. In conclusion, we urge you to book your tour via our Loughborough office to arrange a viewing of this elegantly presented bungalow which is offered for sale with no upward chain.

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

Term of Lease: 99 Years

Lease Commenced: 1st April 1993

Years Remaining: 70 Years as of May 2022

Service Charge: TBC

Ground Rent: TBC Please be advised that this scheme is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

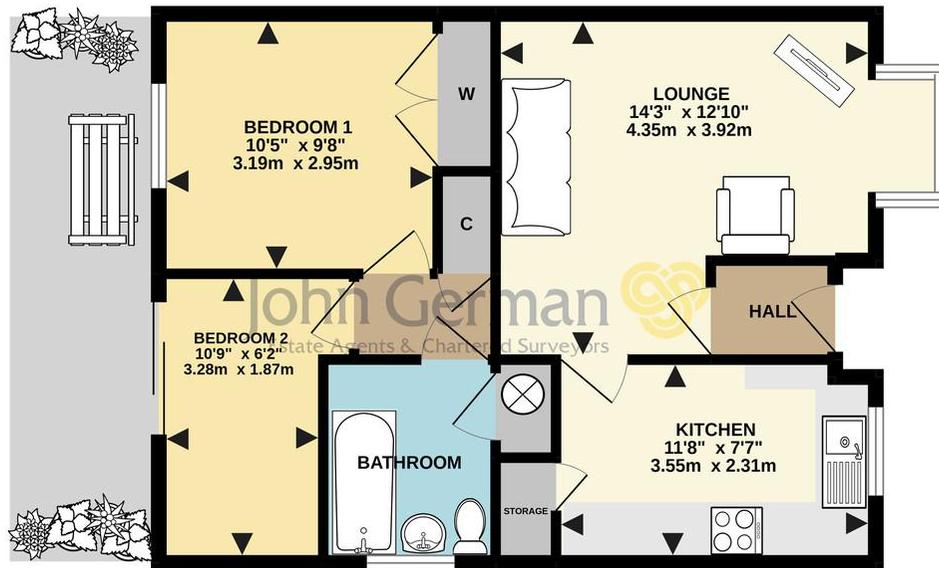
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26052022 **Local Authority/Tax Band:** Chamwood Borough Council / Tax Band C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Agents' Notes

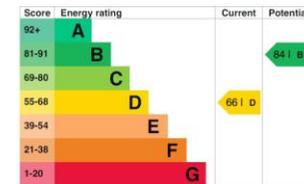
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

