



16 Badger Court, Loughborough

£245,000 Leasehold

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The home is formed of an enclosed entrance porch, which provides access to the property's stellar living room, a spacious area which benefits from a large window to the front, flooding the space with natural light. The living room then opens into the kitchen, which benefits from traditional cabinetry, a large pantry, and a gas connection for an oven.

The property benefits from both master and guest bedrooms. The larger of the two benefits from superb built-in storage, whilst the second bedroom is an ideal space for guests, or would function as an excellent study or workroom. The second bedroom features stunning north-east facing patio doors, ensuring that this space greatly benefits from morning sunlight.

The internal accommodation is completed by the fantastic shower-room, which is equipped with modern tiling and a sublime walk-in shower.

Externally, the home benefits from a delightful patio area, as well as charming communal gardens which are actively maintained by the management company.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance hall/porch

Lounge diner

14' 4" x 12' 10" (4.36m x 3.90m)

L-shaped room.

Kitchen breakfast room

11' 6" x 7' 8" (3.51m x 2.33m)

Shower room

Bedroom one

10' 5" x 9' 7" (3.17m x 2.93m)

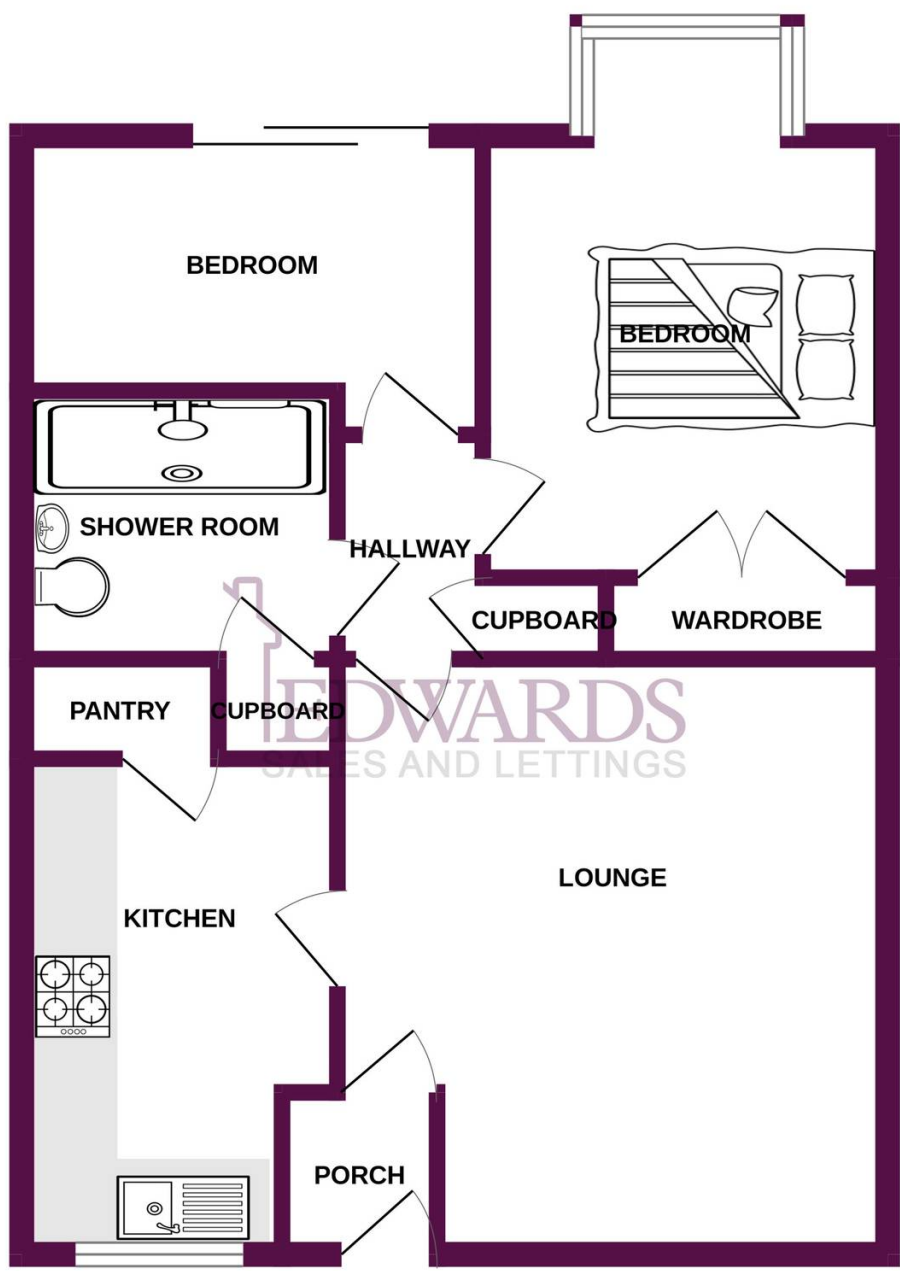
Not including bay window.

Bedroom two

10' 10" x 6' 2" (3.29m x 1.87m)



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.

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.
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