



An excellent two storey larger dormer bungalow set on this popular Forest Side location. Accommodation lies over two floors and offers a lounge with enclosed garden off, fitted kitchen, separate dining room/bedroom two, ground floor bathroom and a feature first floor double dormer bedroom with fitted wardrobe and its own en suite shower room. No upward chain.

£250,000

John German

Living at Badger Court enables retirement living for the over 55's with the benefit of 24 hour emergency cord system which is located around the property and the Badger Court management team are on hand to ensure there is somebody to assist as and when required. The development has a friendly resident's manager, residents lounge, kitchen and laundry facilities.

This larger sized dormer bungalow is perfect for the downsizer and enjoys arguably one of the best settings overlooking a wooded green from one side and having the exclusive benefit of the use of an enclosed fenced patio garden leading from the lounge offering excellent privacy.

Arranged over two floors means the property offers the best of both worlds, alongside the benefit of two double bedrooms and two bathrooms, the property has had recently newly fitted carpets and re-decoration.

A large brick canopy storm porch provides a sheltered entrance and approach into a welcoming through reception hallway which has stairs leading off.

Arranged on the ground floor you will find a lovely sized lounge with window to the side and sliding patio doors that lead you out onto the enclosed garden area with large patio and pretty flowering borders.

A modern white fitted kitchen provides plentiful storage with complementary counter tops above and spaces within for washing machine and a freestanding cooker. From the kitchen sink there is a lovely aspect through the window across the wooded green on the approach to the development.

Bedroom two is set on the ground floor and could double as an additional reception room, it would be a perfect dining room if needed. Completing the ground floor is a fitted bathroom suite with panel bath and shower over, complementary tiling, WC and pedestal wash hand basin.

Climb the stairs to the first floor and you will find a large feature double bedroom which has dual aspect dormer windows and the benefit of a built-in wardrobe alongside useful storage under the eaves. There is the additional excellent benefit of a private en suite shower room with shower, WC and wash hand basin.

Outside

There are lovely landscaped and maintained communal garden areas. Footpaths lead you on a lovely walk around with a shop nearby.

Residents Services: There is a Resident Scheme Manager, 24-hour emergency call system, landscaped gardens, communal window cleaning, repairs and maintenance, residents lounge and laundry facilities.

Lifestyle: Residents can enjoy coffee mornings, quiz and games nights, film evenings, afternoon teas and fundraising events, which are organised throughout the year (Covid-19 guidance permitting).

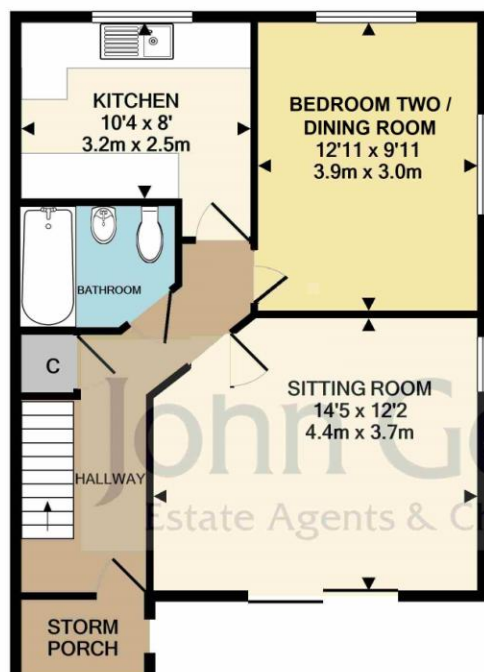
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1st April 1998 for 99 years (approx. 78 remaining). There is an approximate monthly service charge of £166.17 for communal areas, buildings insurance, repairs, scheme manager costs etc, inclusive of ground rent. Freeholders are Longhurst Group Ltd.

Please Note: Potential purchasers making offers on the property are required to complete an application form and meet the Scheme Manager prior to solicitors being instructed. The Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

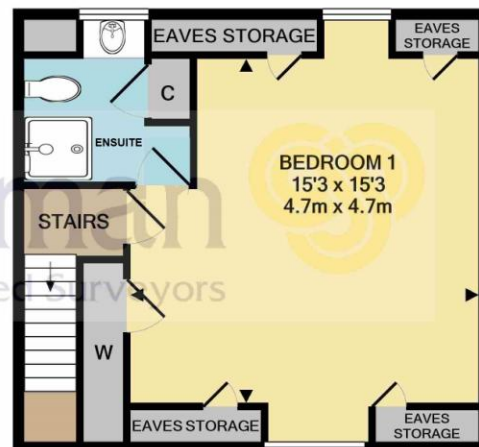
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.charnwood.gov.uk

Our Ref: JGA/25092020



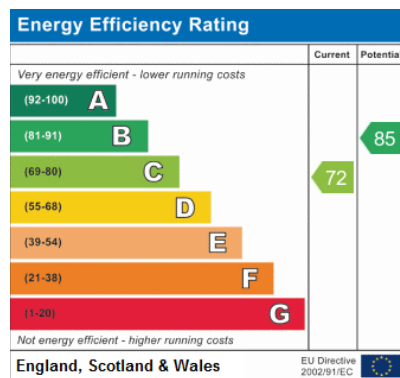
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes
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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.

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