



4 Badger Court

Loughborough, Leics LE11 3SA

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&
YORK**



Property at a glance:

- Two bedroom bungalow
- Over 55's development
- Lounge/diner
- Fitted kitchen
- Modern shower room
- Gas central heating and double glazing
- No upward chain
- Access to residents lounge
- Situated close to bus routes and amenities

£220,000



Situated in a highly sought after over 55's development and offered with no upward chain this desirable centrally heated and double glazed two bedroom bungalow is fully modernised and offers the ability to move in with no work required as both the bathroom and kitchen have been refitted in recent years and decor is neutral throughout. The property is situated in a tucked away corner position ideal for privacy but with ease of access to the residents lounge & shared facilities which are within easy walking distance.

GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

LEASEHOLD INFORMATION & EVENTS

The property is held leasehold with approximately 70 years remaining (PLEASE CHECK VIA YOUR LEGAL ADVISOR FOR EXACT INFORMATION) and with a monthly fee of

approx £162 payable for services which include garden maintenance, boiler servicing, lifeline and on site management, shared facilities including residents lounge (coffee mornings, quiz and game nights, film evenings, afternoon tea's and other events are held throughout the year and you can get involved as much or as little as you feel comfortable with) and parking area's.

Potential purchasers are required to complete an application form and meet the scheme manager prior to solicitors being instructed, The scheme is designed for independent living and no care or assistance is provided by longhurst group.

EPC RATING

An EPC Assessment has been carried out on





this property with the resulting rating D. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.

RECESSED PORCH

With ceiling light and utilities cupboard to side, composite door with glazed decorative stained and leaded window inset leading internally to:

HALL

2.51m x 1.50m (8'3" x 4'11")

With hatch leading to the loft with loft ladder, built in cloaks cupboard with additional built in storage to the side of the room, further doors lead off to both bedrooms and the lounge/ diner and a final door then leads off to:

RE-FITTED SHOWER ROOM

2.28m x 2.11m (7'6" x 6'11")

An attractive space, re-fitted with a modern suite comprising double sized shower cubicle with sliding access door, full height tiling and thermostatic shower, vanity unit with storage beneath, ample work-surface space, onset wash basin with mixer tap, WC with concealed cistern and push button flush, additional wall mounted medicine cabinet and adjacent vanity mirror, shaver socket, ceiling light point, additional light over the shower area, extractor fan, full height tiling, towel radiator and obscure UPVC double glazed window to the side elevation.

LOUNGE/DINING ROOM

5.04m x 4.48m (16'6" x 14'8")

An L-shaped room with additional UPVC

double glazed box bay to the side elevation with down-light, one double and one single radiators, UPVC double glazed patio doors to the gardens, feature corner fireplace (with access hatch leading to TV/satellite connections subject to subscriptions), coved ceiling with three pendant light points, digital controls for heating and hot water and plentiful power points.

FITTED KITCHEN

3.29m x 2.62m (10'10" x 8'7")

An attractive space fitted with modern shaker style units in cream with contrasting work-surfaces and tiling, one and a quarter bowl sink with drainer and mixer, four ring Bosch gas hob and Beko electric fan oven, extractor hood with light, strip light to the ceiling and central heating radiator, built in appliances to include a four door freezer, high level fridge, hidden Bosch Logic7 washing machine, integrated Bosch compact dishwasher, plentiful storage, UPVC double glazed window to the side elevation and door which leads off to a useful walk-in pantry/store with multi level storage, ceiling light point and coat pegs.

MASTER BEDROOM

3.41m x 3.22m (11'2" x 10'7")

Ample double bedroom with radiator and UPVC double glazed window to the rear elevation, pendant light point, TV and power points, high level cupboards spanning one entire wall, telephone point and double doors off to a good sized built in wardrobe with shelving and hanging space within.

BEDROOM TWO

2.21m x 2.45m max (7'3" x 8'0" max)

With ceiling light point, power points and central heating radiator, UPVC double glazed window to the front elevation and wall mounted consumer unit.

GARDENS & PARKING

Both the communal gardens and parking area's are full maintained and require no input from the homeowners whilst a patio seating space is found outside each home at the rear.

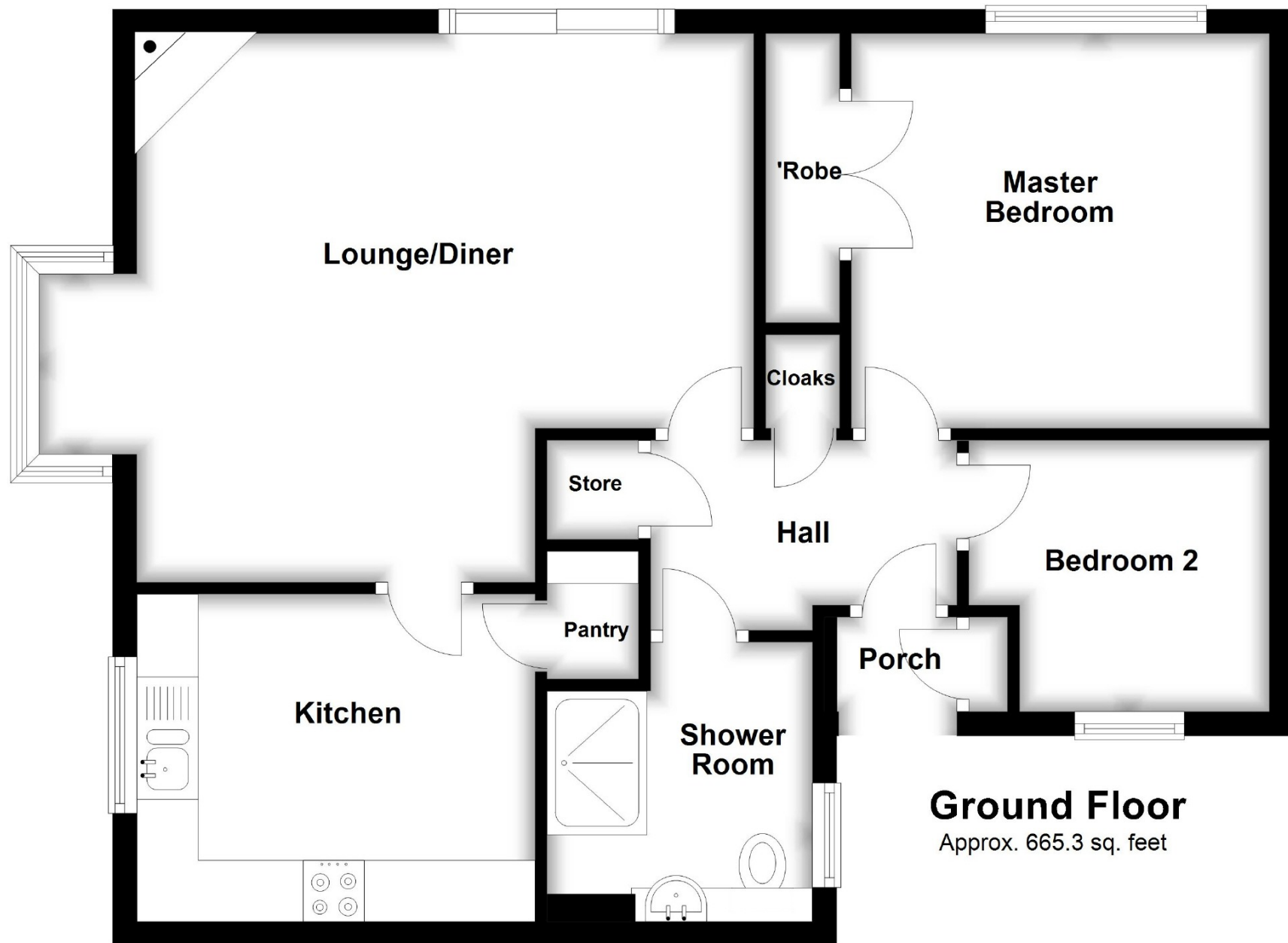
DIRECTIONS

From Loughborough's town centre on Forest Road continue straight over the traffic island junction with Epinal Way and continue for some distance along Forest Road taking an eventual left-hand turn into Brook Lane. Take the second left-hand turn into Upper Green which leads directly into Badger Court via wrought iron entrance gates, park on the left-hand side shortly after entering the development and the property is found in the corner of the small cul-de-sac area on the right-hand side of the development.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.





IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.



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