DELISLE COURT

LOUGHBOROUGH, LE11 4PP

OFFERS OVER £128,000

LOVELY END BUNGALOW in this POPULAR OVER 55's RESIDENTIAL COMPLEX built by WILLIAM DAVIS with a SOUTH WEST FACING COMMUNAL GARDEN. The entrance hall gives way to a comfortable LOUNGE/DINER, having patio doors to the rear gardens, FITTED KITCHEN, TWO BEDROOMS, the master with fitted furniture, and SPACIOUS DOUBLE SHOWER ROOM. With adequate residents and visitors parking and well managed grounds this lovely home ticks all the boxes for those seeking a comfortable, easy to manage home in smart and peaceful surroundings. PLEASE NOTE: Our vendor advises that there are 155 years left on the lease.

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OVER 55's BUNGALOW | TWO BEDROOMS | LOUNGE/DINER | FITTED KITCHEN | DOUBLE SHOWER ROOM | PVCu DOUBLE GLAZING (NEARLY NEW) | SOUTH WEST FACING COMMUNAL GARDENS | RESIDENTS PARKING |

A LOVELY END BUNGALOW in this POPULAR OVER 55's RESIDENTIAL COMPLEX built by WILLIAM DAVIS with a LARGE COMMUNAL GARDEN. The entrance hall gives way to a comfortable LOUNGE/DINER, having patio doors to the rear gardens, FITTED KITCHEN, TWO BEDROOMS, the master with fitted furniture, and SPACIOUS DOUBLE SHOWER ROOM. With adequate residents and visitors parking and well managed grounds this lovely home ticks all the boxes for those seeking a comfortable, easy to manage home in smart and peaceful surroundings. PLEASE NOTE: Our vendor advises that there are 155 years left on the lease.

ENTRANCE HALL

Door into entrance hall with radiator, access to loft, built in storage cupboard and doors into both bedrooms, shower room and lounge diner.

LOUNGE DINER

14' 6" x 11' 5" (4.42m x 3.48m) Two PVCu double glazed windows to south facing side elevation, radiator, door into kitchen and PVCu double glazed sliding doors to rear elevation leading out into the garden.

KITCHEN

10' 4" x 6' 10" (3.15m x 2.08m) Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for electric cooker, under-counter space for fridge and freezer, under-counter space and plumbing for washing machine, wall-mounted boiler, radiator, storage cupboard and PVCu double glazed window to rear elevation.

BEDROOM ONE

12' 11" x 9' 0" (3.94m x 2.74m) PVCu double glazed window to front elevation, radiator and fitted wardrobes and drawers.

BEDROOM TWO

9' 5" x 5' 10" (2.87m x 1.78m) PVCu double glazed window to front elevation and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising vanity unit with wash hand basin and back to wall w.c. and walk in shower cubicle, fully tiled walls and ladder style radiator.

OUTSIDE

There are communal gardens to the front and rear of the property, with the rear garden being south west facing, and there is also a residents car park.

AGENTS NOTE

- Tenure Type: Leasehold
- Lease Term: Extended until June 2177
- Qualifying Age: Male over 55 and Female over 55
- Service Charge : £115.00pcm

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz 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 licence 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.

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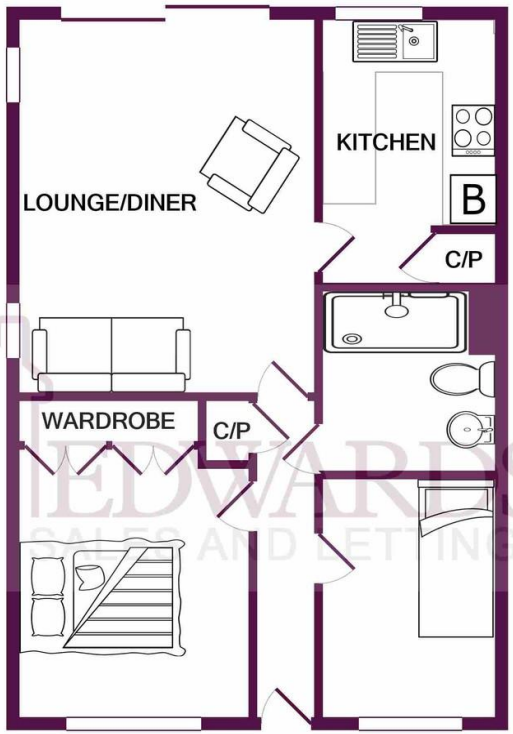
ADDITIONAL INFORMATION

Local Authority – Charnwood Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Leasehold



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 Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements