

Huntleys



1 Bed 1st Floor Room to rent, Forest Road, Loughborough, LE11 3NR

£575/pcm (£133/pw) + £660 deposit [EPC: D]



The room

Forest Road, Loughborough, LE11 3NR

LARGE contemporary FIRST floor double BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. OPEN PLAN kitchen diner. Fully FURNISHED to a high standard. All BOSH kitchen APPLIANCES included. BILLS and up to 300mbps WIFI included. DRIVEWAY parking. Just a short WALK into town.

The Bedroom 5.2m (17'1) x 3.3m (10'10)

The bedroom available comes fully furnished with bed and memory foam mattress, 42 inch 4K Toshiba TV, Freeview, two large wardrobes, a bedside cabinet, desk with draws, chair, plenty of power points, large double glazed bay window with views of Forest road and centrally heated. Marked as room 3 on the floor plan.

Lounge / Diner 4.83m (15'10) x 3.32m (10'11)

The hub of the home with smart wood flooring, modern decor and large 4K flat screen TV. Open plan to the Kitchen keeps the home social. Patio doors to the garden.

Kitchen 3.28m (10'9) x 2.34m (7'8)

Stunning kitchen complete with breakfast bar and stalls. Open plan to the lounge and TV area. All the kitchen appliances you need are included. Access to the garden.

Bathroom 3.7m (12'2) x 2.1m (6'11)

Located on the first floor opposite the bedroom. This four piece bathroom is shared with just three other occupants. Includes oversized bath, separate shower cubical, toilet, sink, heated towel rail along with plenty of storage.

Please note

We aim to make our particulars both accurate and reliable. However, they are not guaranteed, nor do they form part of an offer or contract. Please get in touch with us if you require any clarification, especially if you are travelling some distance to view. All measurements are to the widest point.

Garden

Private and low maintenance rear garden with patio and decking. Rattan style garden furniture and a BBQ will be provided during the Summer.

Parking

Driveway parking for up to four cars. On street parking is also available with a permit.

Heating

Gas fired central heating.

Glazing

Modern, good quality, uPVC double glazing.



The room



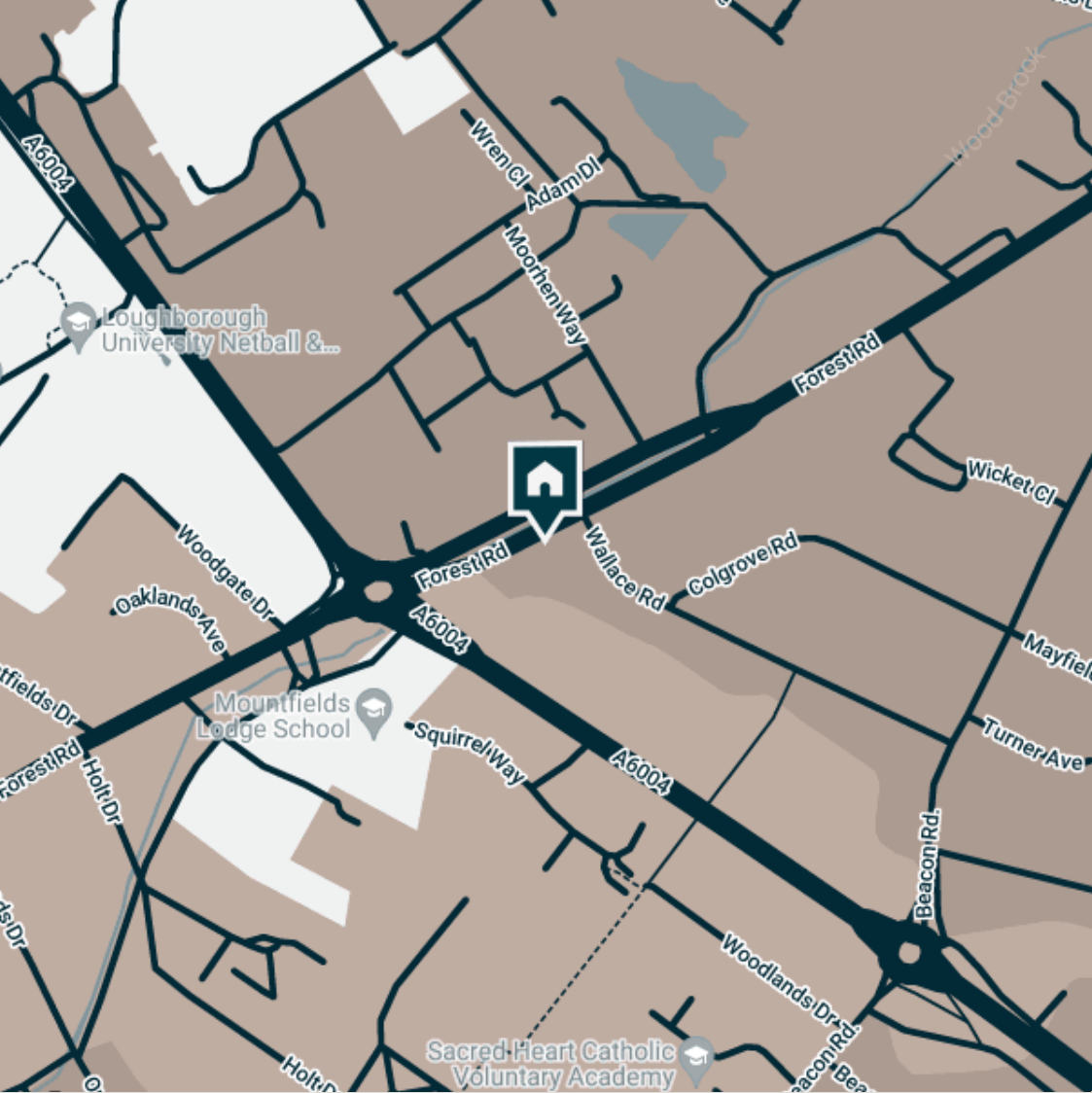
The room



The room



Landing



Supermarkets

Tesco Extra Loughborough	0.5 mi.
Sainsburys Loughborough	0.6 mi.
Tesco Superstore Loughborough	0.7 mi.
Marks & Spencer	0.8 mi.
Lidl Loughborough	0.8 mi.

Gyms

Radmoor Centre	0.3 mi.
Loughborough Sport	0.5 mi.
Loughborough University Pool	0.5 mi.
Fit4Less	0.6 mi.
Anytime Fitness Loughborough	0.7 mi.

Train Stations

Loughborough	1.3 mi.
Barrow upon Soar	3.2 mi.
Sileby	5 mi.
East Midlands Parkway	7.1 mi.
Syston	7.4 mi.

Nursery Schools

Emmanuel Pre-Sch	0.2 mi.
Parkside Pre-Sch	0.4 mi.
Kingscliffe Day Nursery	0.5 mi.
Westwards Nursery	0.5 mi.
Loughborough Campus Nursery	0.6 mi.

Primary School

Mountfields Lodge Sch	0.2 mi.
Loughborough CE Primary Sch	0.3 mi.
Sacred Heart Catholic Primary Sch	0.3 mi.
Our Lady's Convent Sch	0.4 mi.
Loughborough High Sch	0.5 mi.

High School

Lboro Uni School Of The Arts	0.2 mi.
Loughborough College	0.3 mi.
RNIB College Loughborough	0.3 mi.
Our Lady's Convent Sch	0.4 mi.
Loughborough High Sch	0.5 mi.

Discover
Loughborough



Features

- ✓ Fully Furnished
- ✓ Bills included
- ✓ Students or professionals
- ✓ First floor location
- ✓ Up to 300 mbps Wi-Fi
- ✓ Great Living area
- ✓ Driveway parking





Bath



Shower and heated towel rail



Landing



Entrance Hall



Kitchen and breakfast bar



Kitchen



Cooker



Breakfast area through to Living room



Living room



Provided cutlery



Provided Tableware



Quality appliances

Available
From 18/07/2022

Comes
Furnished

Bedrooms
1

Receptions
1

Bathrooms
1

Parking
Driveway

Postcode
LE11 3NR

Rent
£575/pcm

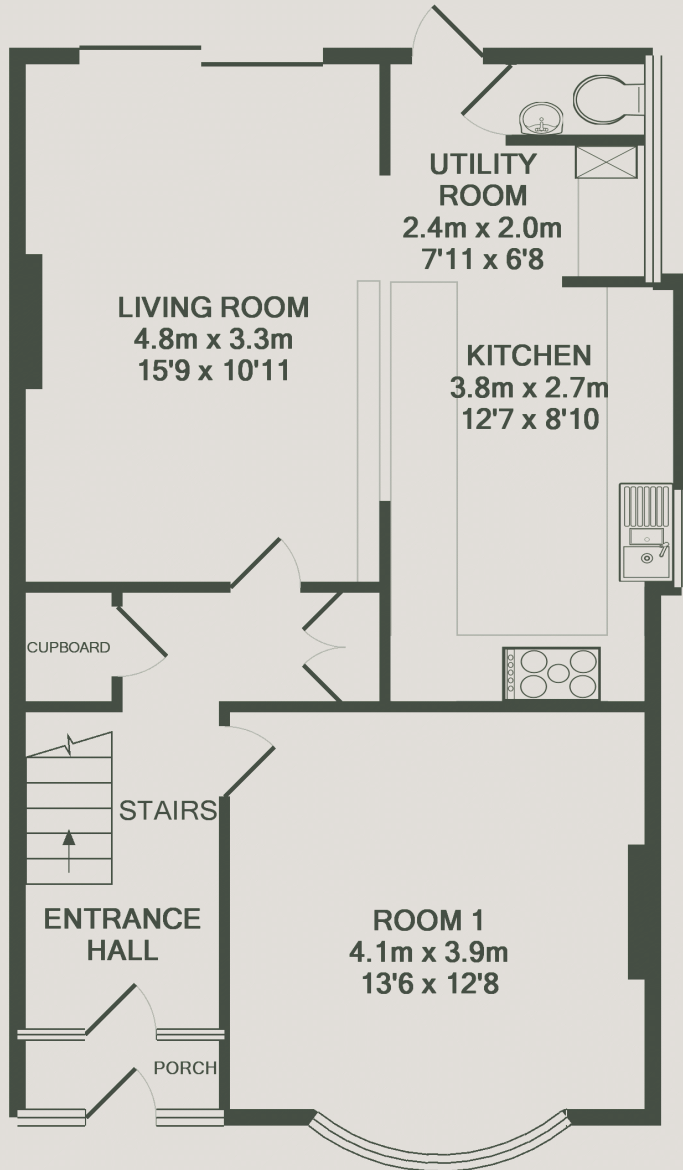
Deposit
£660

EPC
D (61)

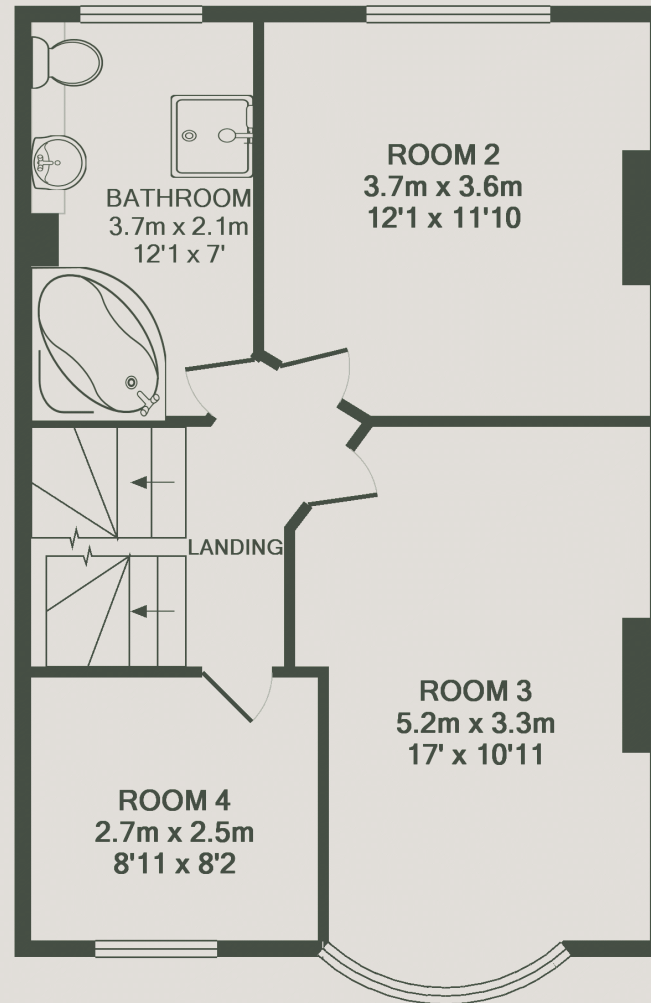
Council tax
Band B

ID
#1244

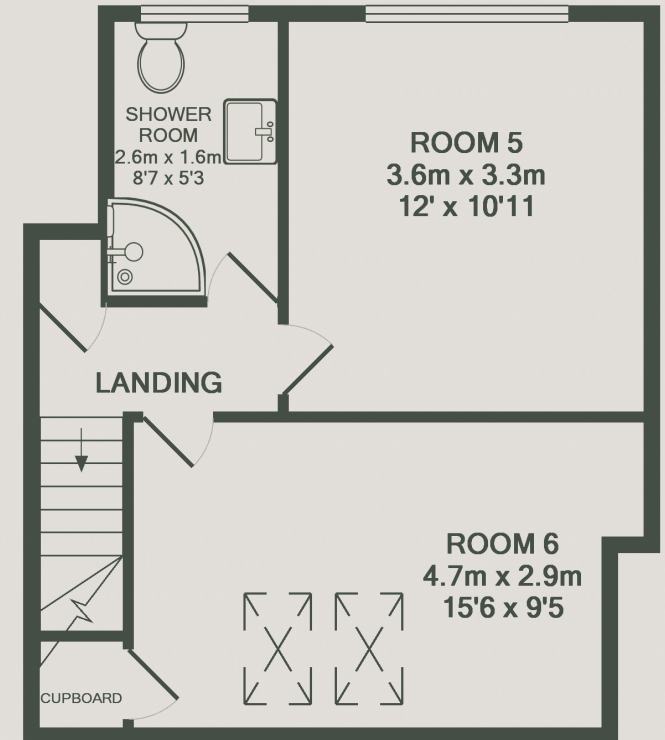
Updated
20 June 2022



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Have a property like this? Let's work together

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.

Need a tenant? Ready to switch agents? Want to find out more? Call us between 9 am and 6 pm on 01509 320 320 or scan the link to find out more.



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