



**3 Bed Semi-detached House to rent, Braddon Road, Loughborough, LE11 5YU**  
£800 pcm (£185 pw), + £900 deposit. EPC: TBC

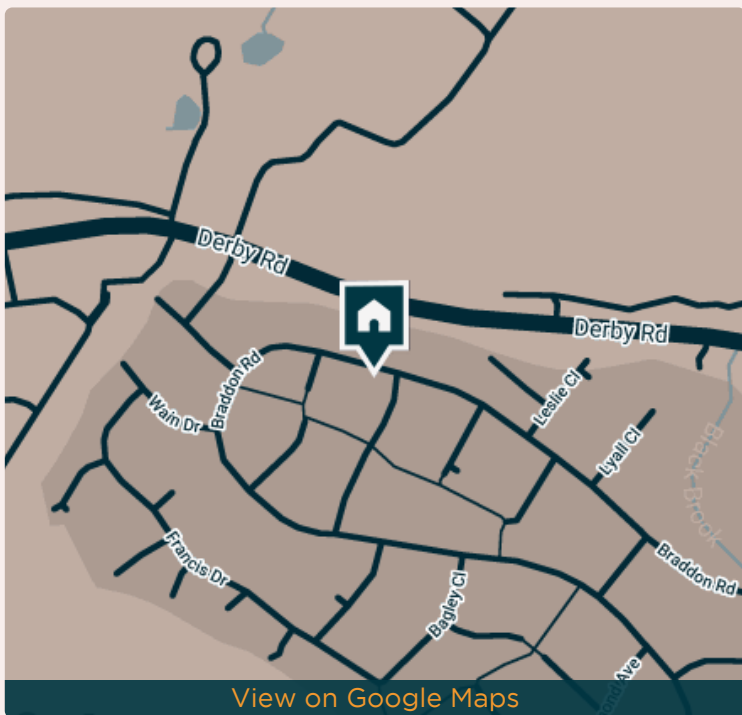
# Braddon Road, Loughborough, LE11 5YU

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**HUNTLEYS**  
LETTING SPECIALISTS

A well presented three bedroom semi-detached family home situated on this popular road. The property benefits from an open plan lounge/diner with views of the private garden via the conservatory. It has three bedrooms, a first-floor bathroom, a practical kitchen with a newly fitted gas hob and a large garage. This smart modern house is a great choice for families.

## Location



## Nearby



Loughborough: 1.8 mi.



Morrisons Loughborough: 0.4 mi.



Viking Fitness Centre: 1.1 mi.



## Living room 5.2m (17'1) x 3.7m (12'2)

A spacious and light living room with practical laminated flooring and a feature electric fire. Open plan to the dining room.

## Kitchen 2.8m (9'2) x 2.3m (7'7)

A smart traditional kitchen with wooden units and complementary worktop. Comes with electric fan assisted oven, a newly fitted gas hob with extractor hood and space for all the other appliances. This well arranged space provides a practical cooking area.

## Master bedroom 3.7m (12'2) x 3.4m (11'2)

A large double bedroom overlooking the front of the property.

## Bedroom Three 2.7m (8'10) x 2.3m (7'7)

A good size single bedroom with fitted bed. There is also a cupboard for storage.

## Garden

A well presented and low maintenance rear garden. Part paved

## Heating

Gas fired central heating.

## Dining room 2.9m (9'6) x 2.8m (9'2)

Open plan to the lounge with a glazed doors affording views of the garden and access to the conservatory.

## Conservatory 4.6m (15'1) x 2.3m (7'7)

Great build quality with radiator and views of the garden. Accessed via either the kitchen or dining area.

## Bedroom Two 3.4m (11'2) x 2.9m (9'6)

A well proportioned double bedroom overlooking the rear garden.

## Bathroom 2m (6'7) x 2m (6'7)

Situated on the first floor this, fully tiled, three piece family bathroom comes complete with a shower over the bath.

## Parking

Parking on drive for several cars in tandem, with further space in the generous garage. Parking is also available on road, without restriction.

## Glazing

Modern, good quality, uPVC double glazing.

Interested in this property?

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Available now







Living Area



Living Area / Dining Area



Dining Area



Living Area





Kitchen



Kitchen



Kitchen



Conservatory



Conservatory





Bedroom Three



Bedroom Three



Master Bedroom



Master Bedroom



Master Bedroom



Bathroom



Bathroom



Bedroom Two



Bedroom Two



Bedroom Two





Front of House



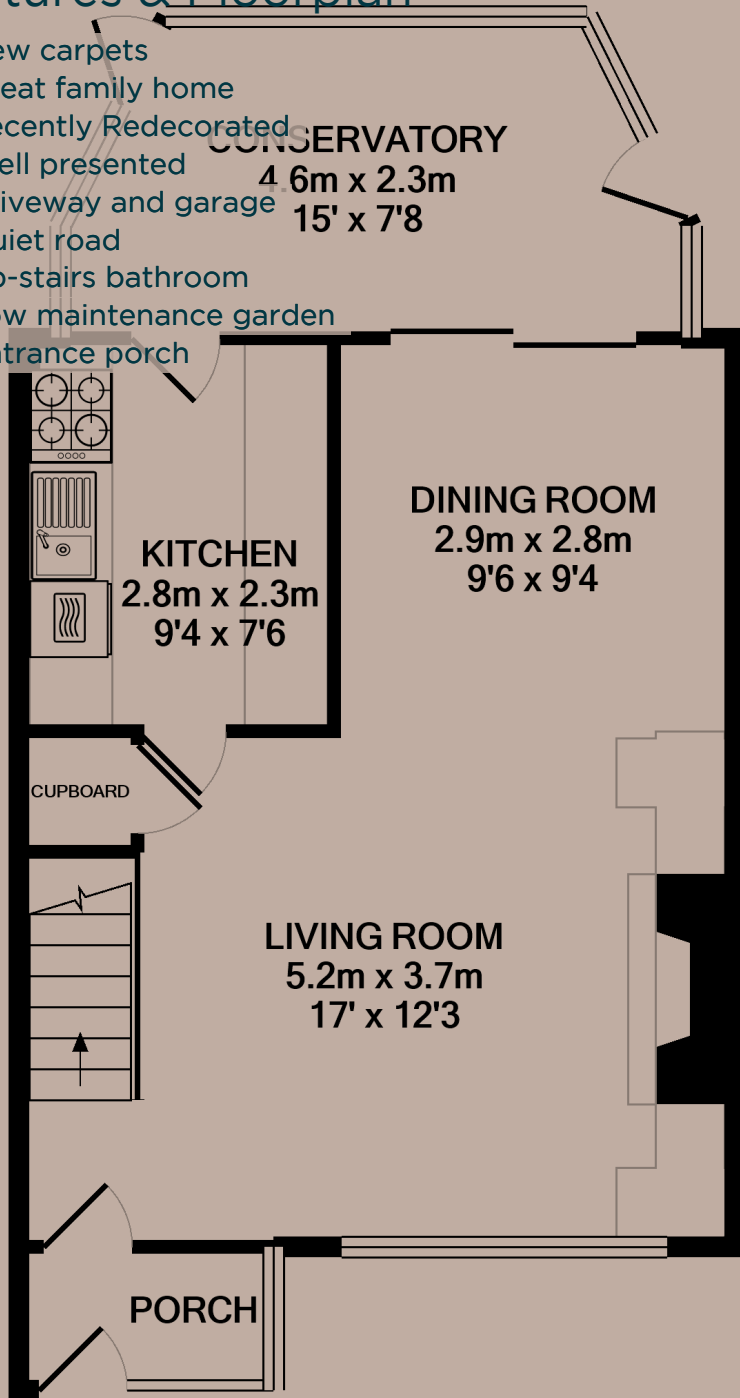
Garden Area



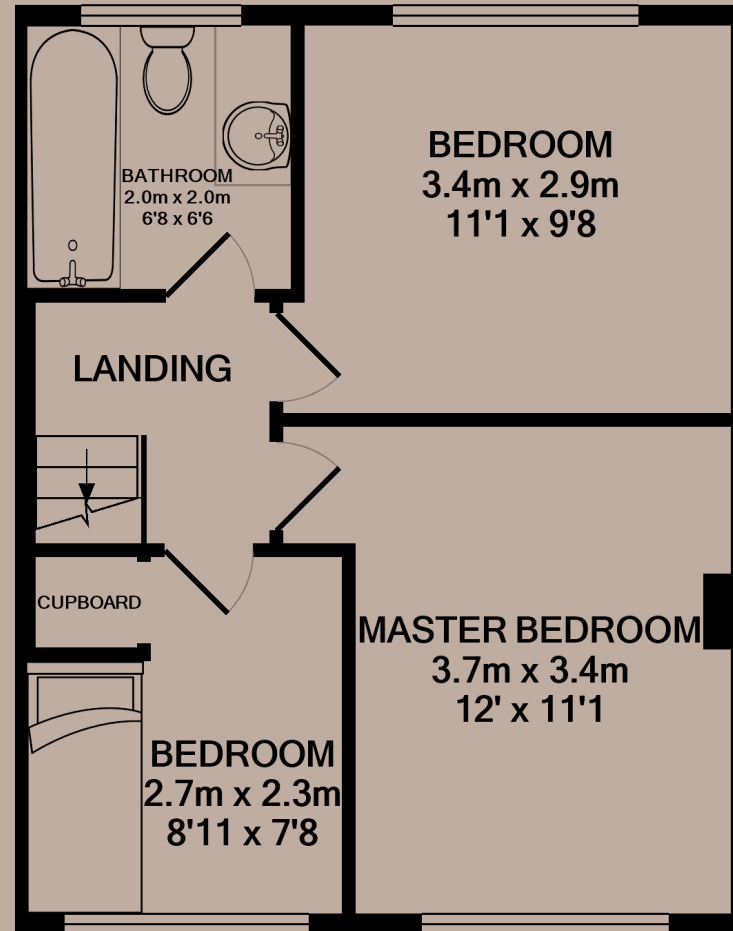
Garage

# Features & Floorplan

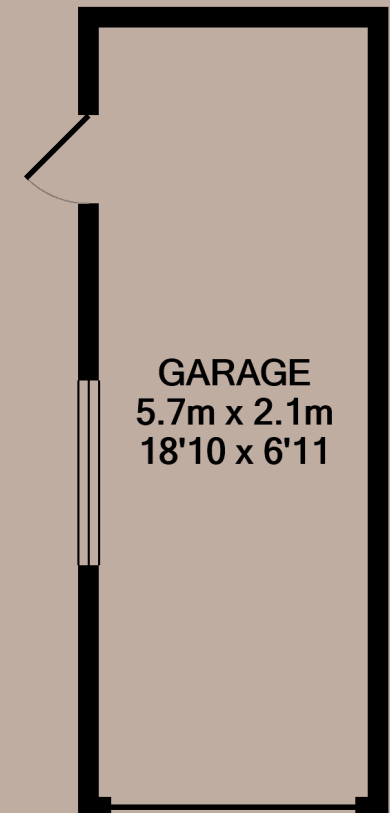
- › New carpets
- › Great family home
- › Recently Redecorated
- › Well presented
- › Driveway and garage
- › Quiet road
- › Up-stairs bathroom
- › Low maintenance garden
- › Entrance porch



GROUND FLOOR



1ST FLOOR



GARAGE

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Call: 01509 320 320



## Tenancy Information

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. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to the widest point.

We are members of Propertymark and their Client Money Protection Scheme. We also subscribe to the Property Ombudsman redress scheme. The following are permitted payments which we may request from you:

- A refundable holding deposit capped at one weeks' rent;
- The rent;
- A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at five weeks' rent;
- Payments associated with early termination of the tenancy, when requested by the tenant;

## Have a property like this?

Design and marketing are at the heart of our approach. With the great majority of people now looking for property online we can get our clients' properties in front of as many people as the largest national agents. Where we differ is in the quality of our work. We create stunning digital and printed particulars which highlight the individual attributes of every property we market.

