

Student

# *New Ashby Road* Loughborough

4 Bed Terraced House • LE11 4ET • £90 pppw • £200 Deposit Per Person



## *New Ashby Road, Loughborough*

Spacious four bedroom student property just 50 meters from the university campus entrance. Furnished and decorated to a good specification. The property has an open plan kitchen with breakfast bar and all kitchen appliances, including tumble dryer. Double glazing and gas central heating make this property cosy and warm. Private garden to the rear with lawn, patio & picnic bench. Driveway parking for two cars. Sorry, bills not included. 2024 - 2025 Academic Year.

### **Kitchen** 5.46m (17'11) x 4.03m (13'3)

Great kitchen complete with breakfast bar and dining area. All the appliances you need are included.

### **Lounge** 3.24m (10'8) x 2.66m (8'9)

Spacious lounge with flat screen TV, oversized sofa and armchairs. Opens to the kitchen making this a great social space.

### **Four bedrooms**

All the bedrooms in this house are good sized rooms fully furnished with beds, side tables, desks, chairs, wardrobes and chest of drawers. The rooms are decorated in a neutral style, all of which are double glazed and centrally heated with thermostatic controls.

### **Bathroom** 2.5m (8'2) x 1.66m (5'5)

Situated on the first floor. A contemporary bathroom suite complete with electric shower over the bath and fully tiled.

### **Toilet**

There is a separate upstairs toilet for your convenience.

### **Garden**

The rear garden has a lawn, patio area and picnic bench.

### **Utilities**

Bills not included.

### **Parking**

Driveway parking for several cars to the front of the property with further space available on road without restriction.

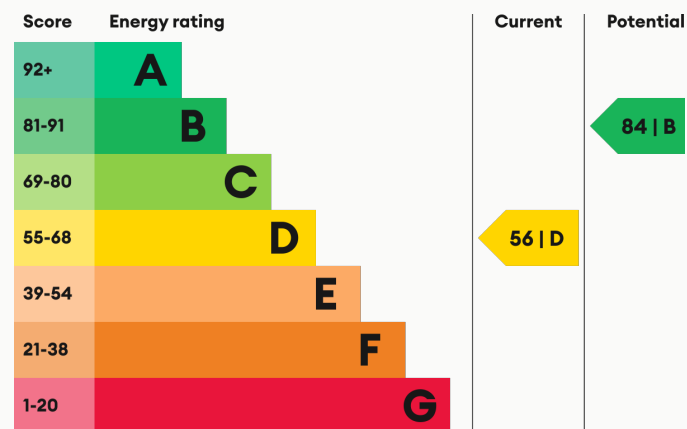
### **Heating**

New Worcester Bosch boiler providing efficient gas fired central heating.

### **Glazing**

Modern, good quality, uPVC double glazing.

### Energy Performance



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 widest point.



Kitchen



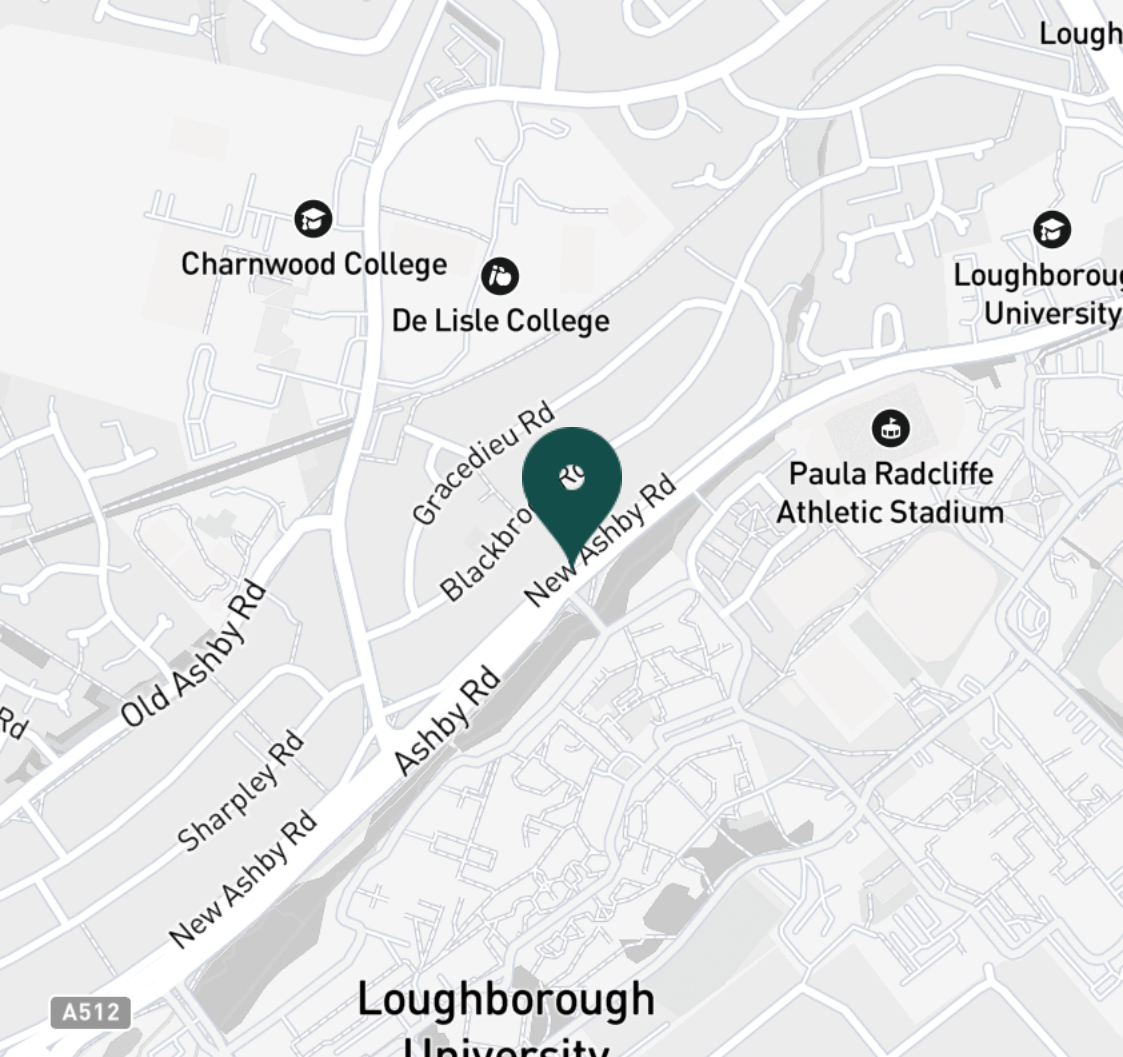
Kitchen



Kitchen / Dining Area



Dining Area




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<b>SUPERMARKETS</b>		<b>GYMS</b>	
Co-op Food Knightthorpe Rd	1.0 mi	Holywell Fitness Centre	0.8 mi
Sainsburys Loughborough	1.6 mi	Burleigh Springs Leisure Club	0.9 mi
Tesco Superstore Loughborough	1.7 mi	Loughborough University Pool	1.1 mi
Morrisons Loughborough	1.8 mi	Loughborough Sport	1.2 mi
Lidl Loughborough	1.8 mi	Radmoor Centre	1.2 mi

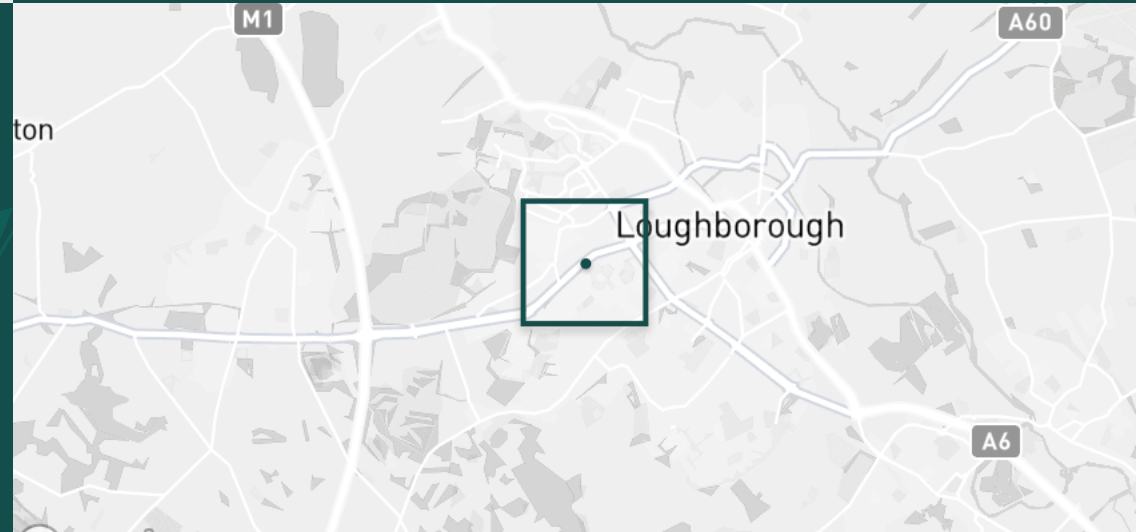
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<b>TRAIN STATIONS</b>		<b>NURSERY SCHOOLS</b>	
Loughborough	2.8 mi	Little House Day Nursery	0.6 mi
Barrow upon Soar	5.1 mi	Charnwood College Playgroup	0.7 mi
Sileby	6.9 mi	Kingscliffe Day Nursery	1.2 mi
East Midlands Parkway	10.6 mi	Loughborough Campus Nursery	1.2 mi
Syston	11.8 mi	Busy Bees in Loughborough	1.3 mi

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<b>PRIMARY SCHOOLS</b>		<b>HIGH SCHOOLS</b>	
Booth Wood PS	0.4 mi	Ashmount Sch	0.5 mi
Ashmount Sch	0.5 mi	De Lisle Catholic Science C	0.5 mi
Thorpe Acre Junior Sch	0.6 mi	The Garendon High Sch	0.6 mi
St Marys Catholic PS	1.3 mi	Charnwood College	0.7 mi
Mountfields Lodge Sch	1.6 mi	Loughborough College	1.2 mi

Discover  
*Loughborough*





Living Area



Living Area



Living Area



Bedroom One



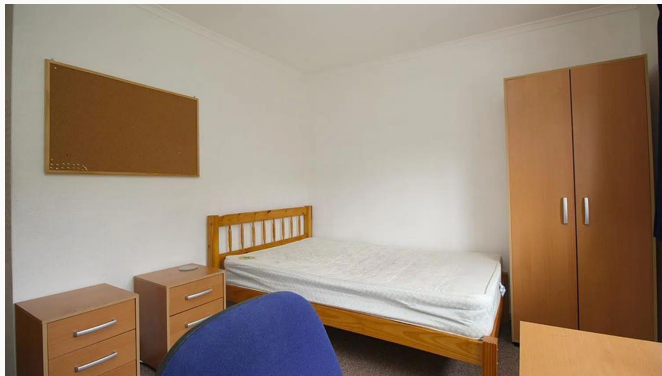
Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



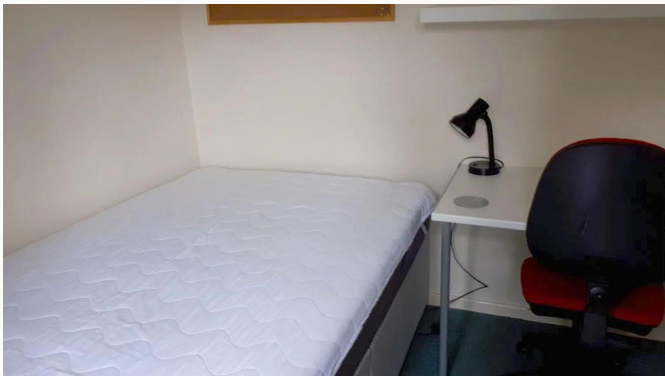
Bedroom Three



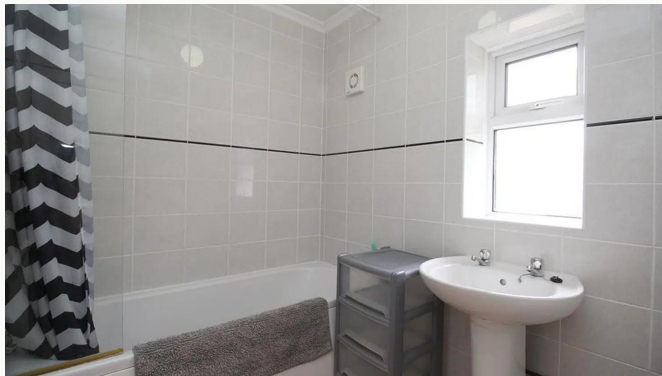
Bedroom Three



Bedroom Four



Bedroom Four



Bathroom



Bathroom



Bathroom



Water Closet



Landing



Entrance hall



Garden Area



Garden Area



**Available**  
From 01/07/2024

**Comes**  
Furnished

**Bedrooms**  
4

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE11 4ET

**Rent**  
£90 pppw

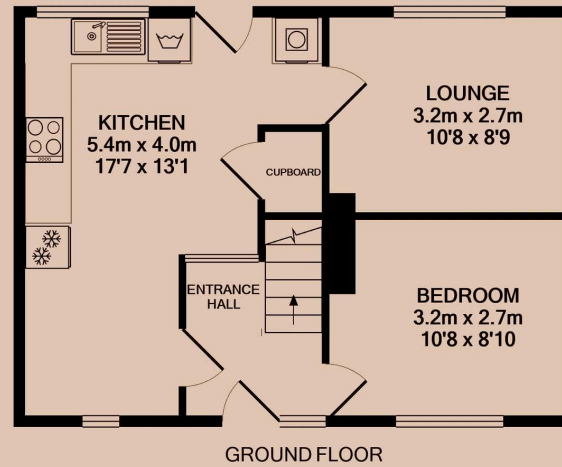
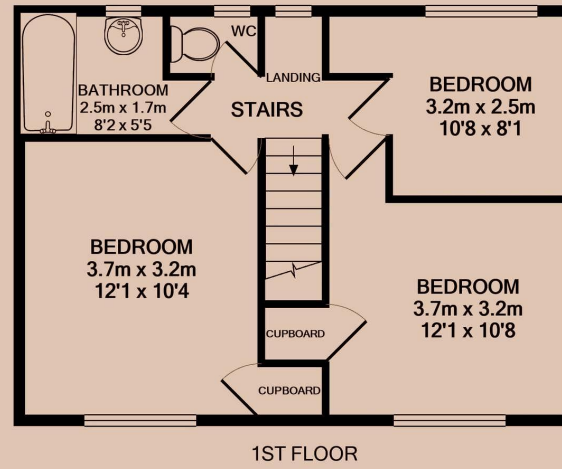
**Deposit**  
£800

**EPC**  
56 | D

**Council Tax Band**  
B

**ID**  
#3990

**Updated**  
06/04/2024



# *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.



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# Huntleys

