



*Haddon Way*  
Loughborough

3 Bed Terraced House • LE11 2UE • £1,000 pcm • £1,150 Deposit



## Energy Performance

**TBC**

## *Haddon Way, Loughborough*

Set within the outskirts of Loughborough, this three storey town house comes complete with driveway parking, integral garage and garden. This three double bedroom property comes with three separate washrooms, utility room and a modern kitchen with appliances included. Now available to let.

### **Lounge / Diner**

Situated on the first floor, spanning the length of the property. This large living space boast two Juliet balconies on either side of room with open access to the kitchen.

### **Kitchen**

Set on the first floor, open to the lounge / diner and overlooking the rear garden. This U-shaped kitchen comes equipped with an under-counter fridge, cooker and gas hob.

### **Master Bedroom**

A great size master room, situated on the top floor, with fitted wardrobes and an en-suite shower room.

### **Bedroom Two**

With similar dimensions to the master bedroom, this double bedroom is also situated on the top floor.

### **Bedroom Three**

Situated on the ground floor, the room comes with French doors that give access into the rear garden. This room can be easily used as a study or bedroom.

### **Shower Room**

This modern three piece shower room is situated on the top floor and comes equipped with a walk-in-shower, sink and toilet.

### **Ensuite**

A modern three piece shower room, accessed via master bedroom. This room comes with a walk-in shower, sink and toilet.

### **Garden**

A quaint decking area and lawn completes this garden space.

### **Water Closet**

Set on the ground floor, a water closet including toilet and sink.

### **Parking**

Driveway parking at the front of the property with a single integral garage.

### **Heating**

Gas-fired central heating.

### **Glazing**

Modern, good quality, uPVC double glazing.

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.



Lounge / Diner



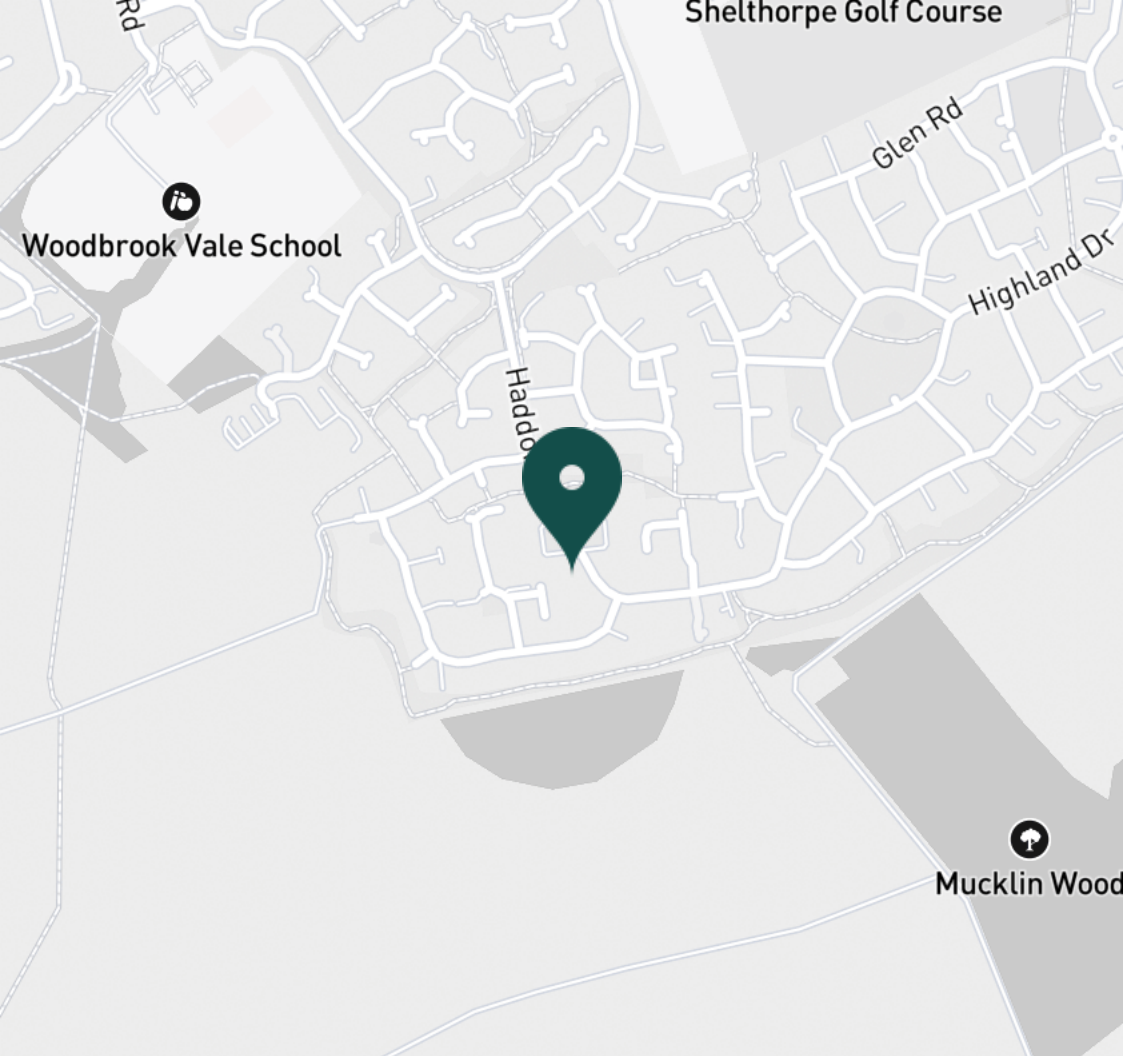
Lounge / Diner



Lounge / Diner



Lounge / Diner



**SUPERMARKETS**

Tesco Extra Loughborough	1.2 mi
Co-op Food Quorn	2.4 mi
Sainsburys Loughborough	2.5 mi
Marks & Spencer	2.7 mi
Co-op Food Knightthorpe Rd	2.9 mi

**GYMS**

Fit4Less	2.1 mi
Radmoor Centre	2.2 mi
NPC Performance Centre	2.3 mi
Dynamite Gym Ltd	2.3 mi
Loughborough University Pool	2.3 mi

**TRAIN STATIONS**

Loughborough	3.1 mi
Barrow upon Soar	3.6 mi
Sileby	5.5 mi
Syston	10.4 mi
South Wigston	10.7 mi

**NURSERY SCHOOLS**

Parkside PS	1.5 mi
Shelthorpe Childrens Centre	1.5 mi
Westwards Nursery	1.7 mi
Emmanuel PS	2.1 mi
Lime Tree Nursery	2.2 mi

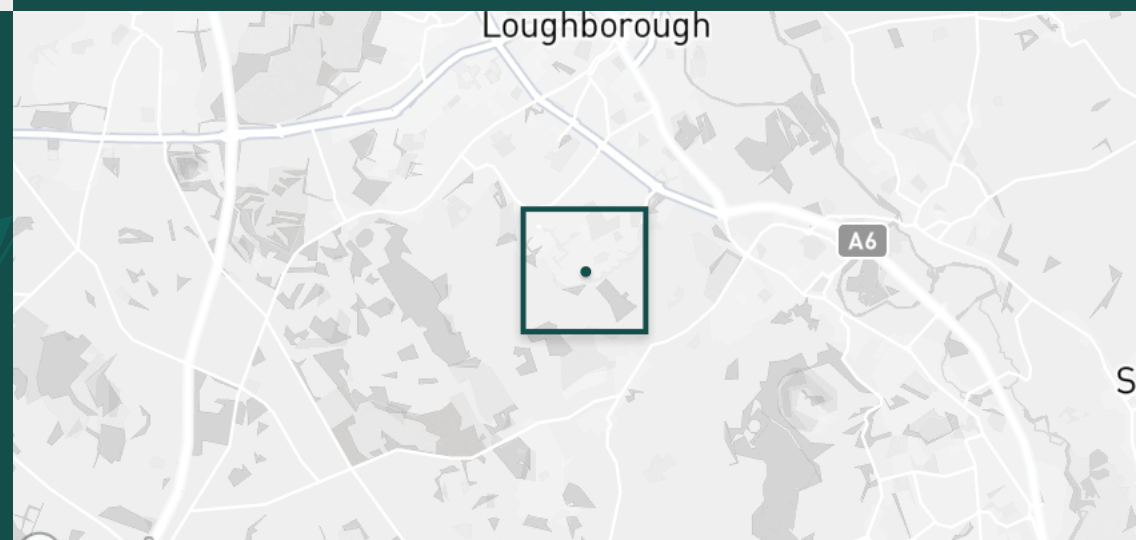
**PRIMARY SCHOOLS**

Outwoods Edge PS	0.6 mi
Beacon Primary Academy	1.5 mi
Sacred Heart Catholic PS	1.5 mi
Our Lady's Convent Sch	1.7 mi
Holywell PS	1.9 mi

**HIGH SCHOOLS**

Woodbrook Vale	0.6 mi
Our Lady's Convent Sch	1.7 mi
Loughborough Grammar Sch	2.2 mi
Loughborough College	2.2 mi
Loughborough High Sch	2.2 mi

Discover  
*Loughborough*



- ✓ Three Bedrooms
- ✓ Garage
- ✓ Ensuite
- ✓ Loughborough
- ✓ Driveway
- ✓ Available Now





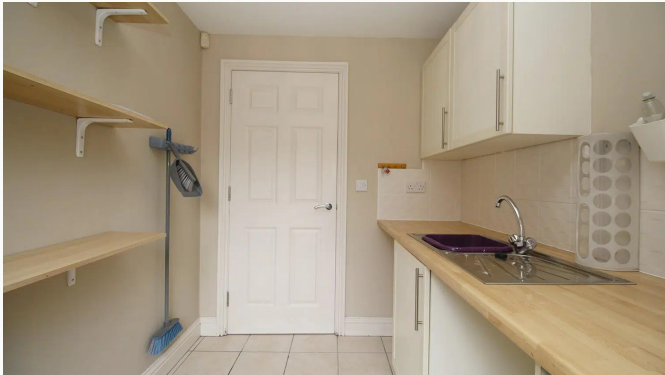
**Kitchen**



**Kitchen**



**Utility Room**



**Utility Room**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



**Ensuite**



Ensuite



Bedroom Two



Bedroom Two



Bedroom Two



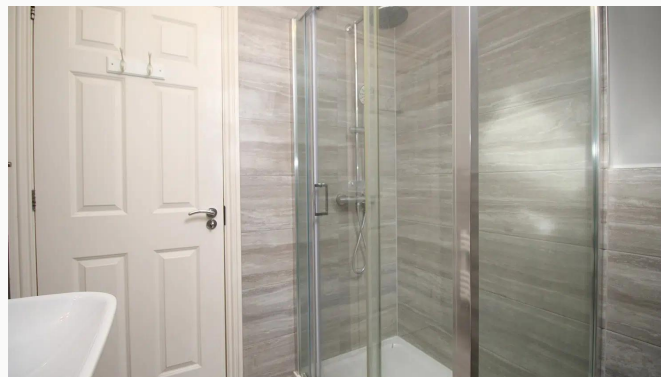
Bedroom Three



Bedroom Three



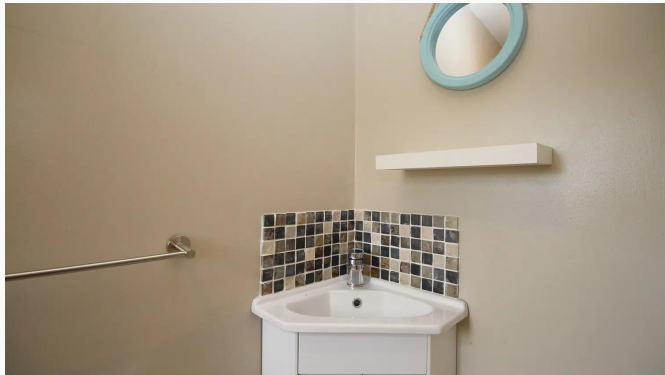
Shower Room



Shower Room



Water Closet



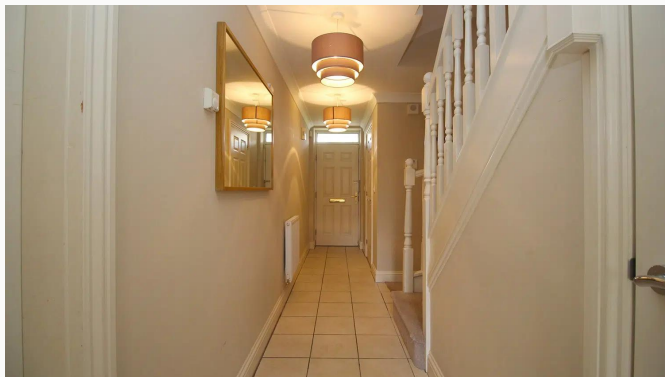
Water Closet



Landing



Hallway



Hallway



Garden



Garden



Garden



Garden



Haddon Way





Driveway / Garage

**Available**  
From 12/04/2024

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Ask Agent

**Postcode**  
LE11 2UE

**Rent**  
£1,000 pcm

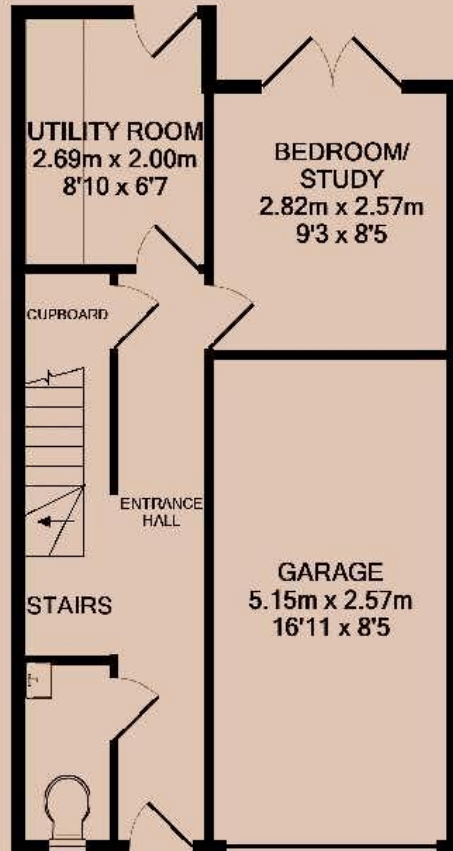
**Deposit**  
£1,150

**EPC**  
Ordered

**Council Tax Band**  
D

**ID**  
#11933

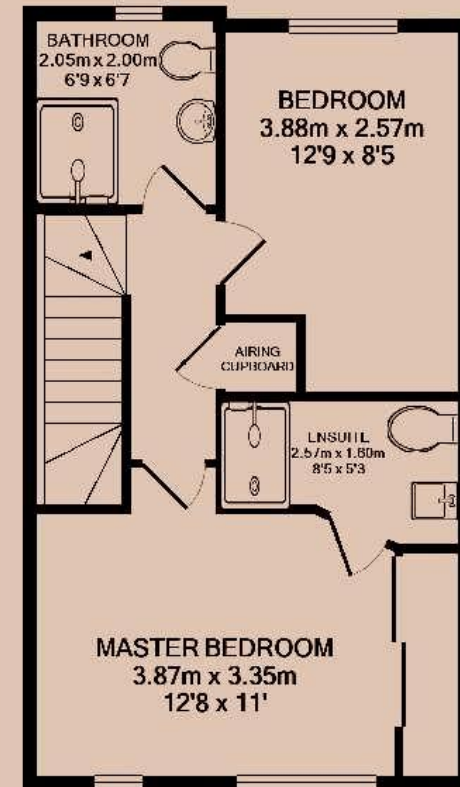
**Updated**  
13/04/2024



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.



**OUR OFFICE**  
7 Biggin Street  
Loughborough, LE11 1UA

**CONTACT US**  
01509 320 320  
let@huntleys.net

