

A photograph of a living room interior. The room features white walls, a light-colored carpet, and a wooden fireplace with a mirror above it. A window with vertical blinds is visible in the background. The text "Derwent Drive" is written in a large, white, italicized font, and "Loughborough" is written in a smaller, white, sans-serif font below it.

*Derwent Drive*  
Loughborough

3 Bed Semi-Detached House • LE11 3RJ • £1,000 pcm • £1,150 Deposit



## Derwent Drive, Loughborough

Now available to let, a semi-detached, three bedroom house situated in Loughborough. This unfurnished property holds an open lounge/diner, modern kitchen, three bedrooms and sizeable bathroom. To the front of the property is a driveway with access to a single garage. To the rear is a private garden. This property is set within the Holywell Primary School catchment area.

### Lounge

Open to the dining area, a sizeable living area with neutral decoration.

### Dining Area

Open to the lounge, a practical dining area. Sliding glass doors give access to the rear garden.

### Kitchen

A bright and modern kitchen overlooking the rear garden. This kitchen includes an integrated microwave, oven and gas hob. Space and plumbing for other appliances.

### Master Bedroom

The largest of the three bedrooms, this double bedroom comes with plenty of built-in storage.

### Bedroom Two

A second double bedroom situated on the first floor, overlooking the rear garden.

### Bedroom Three

A third bedroom situated on the first floor, overlooking the rear garden.

### Bathroom

A sizeable three piece bathroom. This washroom comes with a bath, sink, toilet and shower above the bath.

### Parking

Driveway parking available with access to a single garage.

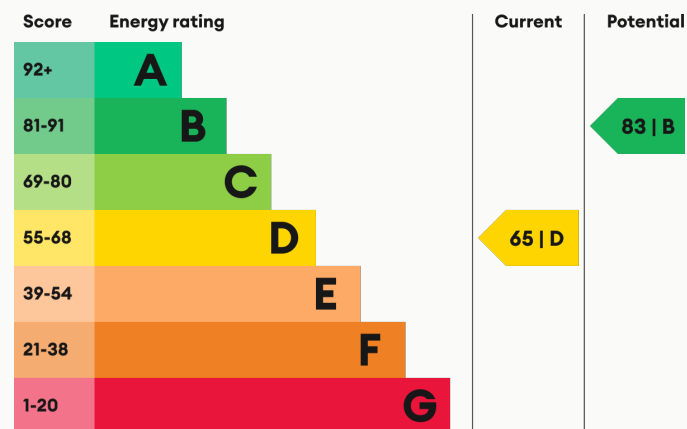
### Heating

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.



Lounge



Lounge



Lounge



Dining Room



### SUPERMARKETS

Tesco Extra Loughborough	1.9 mi
Co-op Food Knightthorpe Rd	2.0 mi
Sainsburys Loughborough	2.0 mi
Tesco Superstore Loughborough	2.1 mi
Marks & Spencer	2.2 mi

### GYMS

Radmoor Centre	1.4 mi
Loughborough University Pool	1.5 mi
Loughborough Sport	1.6 mi
Fit4Less	1.7 mi
Dynamite Gym Ltd	1.8 mi

### TRAIN STATIONS

Loughborough	2.7 mi
Barrow upon Soar	4.6 mi
Sileby	6.5 mi
Syston	11.4 mi
South Wigston	11.7 mi

### NURSERY SCHOOLS

Nanpantan Nursery School	1.3 mi
Emmanuel PS	1.3 mi
Parkside PS	1.5 mi
Loughborough Campus Nursery	1.6 mi
Little House Day Nursery	1.7 mi

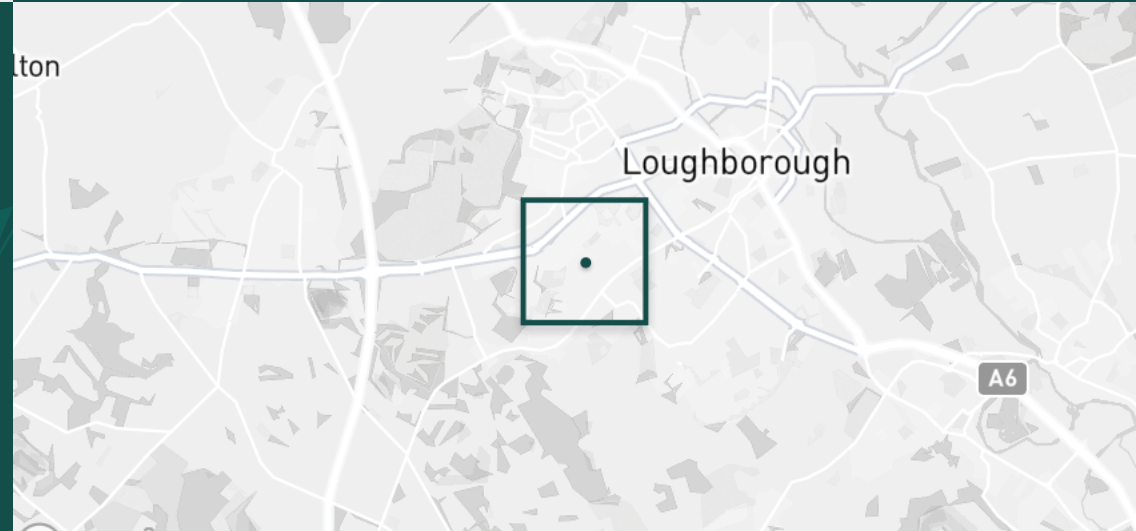
### PRIMARY SCHOOLS

Holywell PS	0.7 mi
Mountfields Lodge Sch	0.9 mi
Sacred Heart Catholic PS	1.5 mi
Our Lady's Convent Sch	1.9 mi
Beacon Primary Academy	1.9 mi

### HIGH SCHOOLS

Loughborough College	1.4 mi
Lboro Uni School Of The Arts	1.4 mi
Woodbrook Vale	1.5 mi
Our Lady's Convent Sch	1.9 mi
RNIB College Loughborough	2.3 mi

Discover  
Loughborough





Dining Room



Dining Room



Dining Room



Kitchen



Kitchen



Kitchen



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



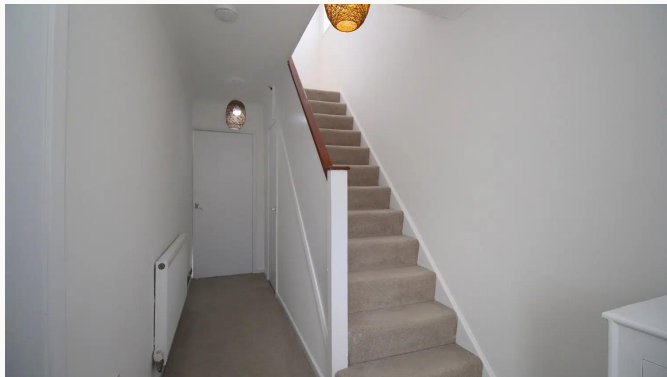
Bathroom



Bathroom



Landing



Hallway



Derwent Drive



Garden



Garden



Garden



Garden

**Available**  
From 10/05/2024

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE11 3RJ

**Rent**  
£1,000 pcm

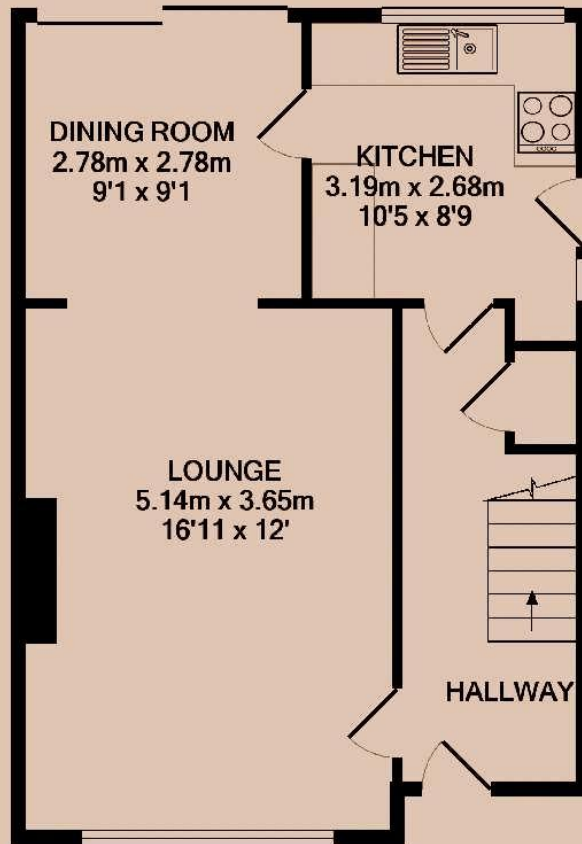
**Deposit**  
£1,150

**EPC**  
65 | D

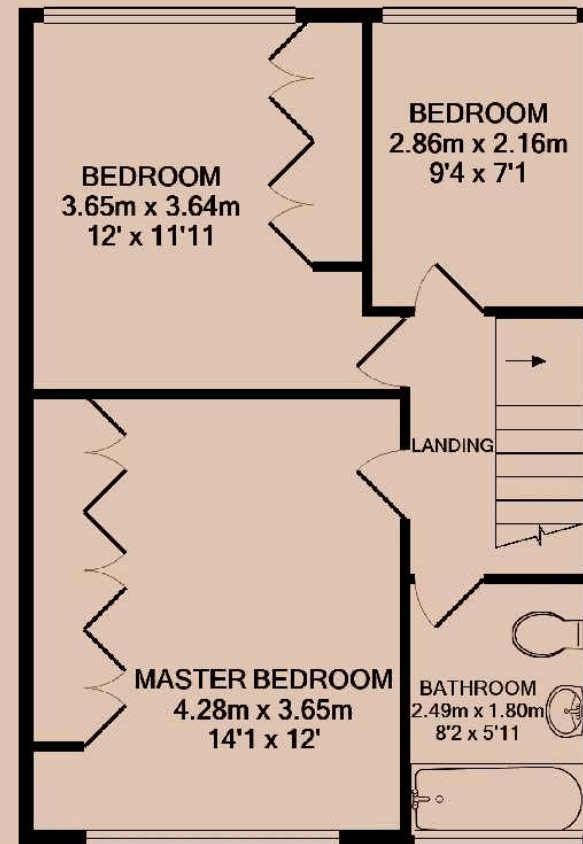
**Council Tax Band**  
C

**ID**  
#4422

**Updated**  
10/05/2024



GROUND FLOOR



1ST 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.



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# Huntleys

