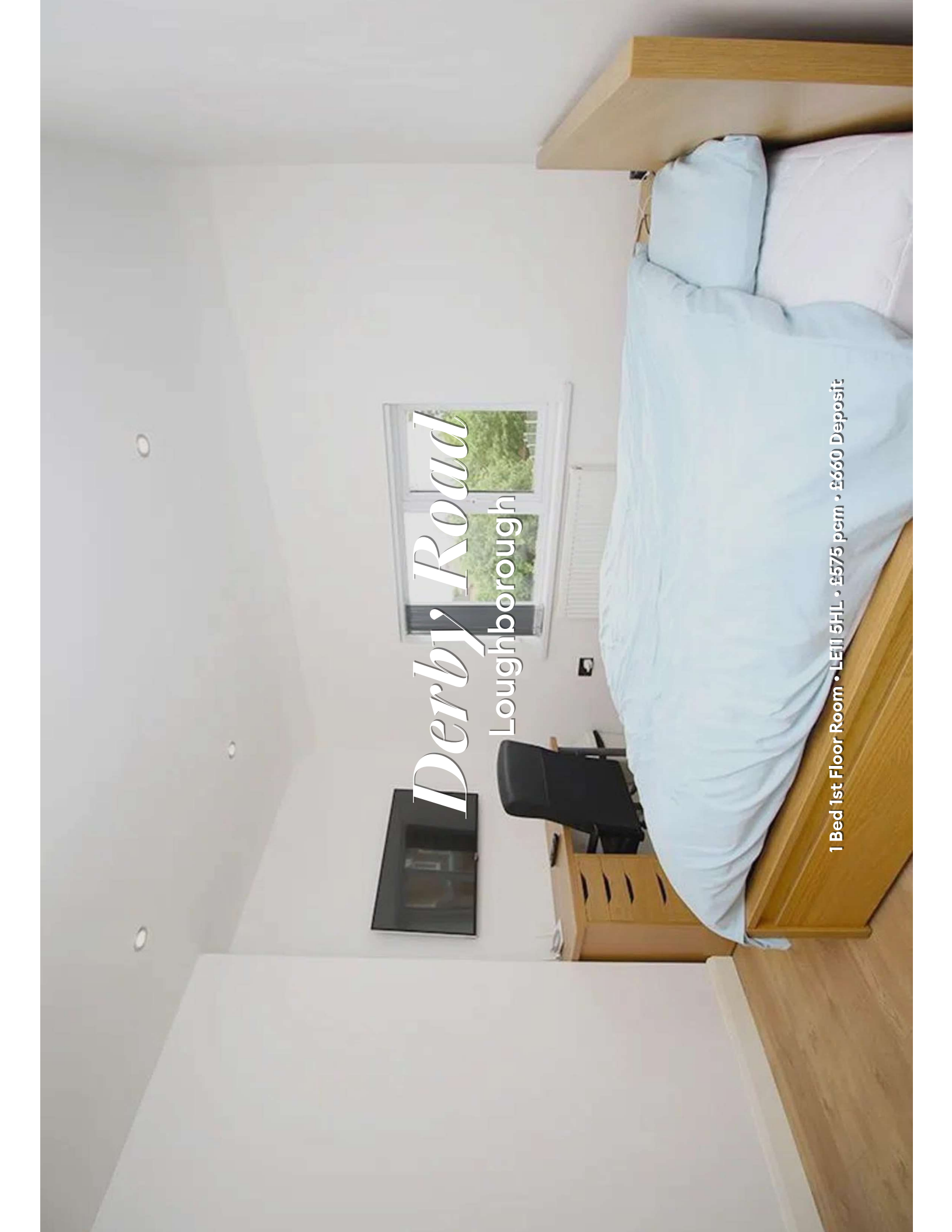


# Derby Road

Loughborough

1 Bed 1st Floor Room • LE11 5HL • £575 pcm • £660 Deposit



# Derby Road, Loughborough

Contemporary double BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. OPEN PLAN kitchen diner. Fully FURNISHED to a high standard. DRIVEWAY parking. All the kitchen APPLIANCES included. BILLS and WIFI included. Just a short walk to the town.

## Lounge and Diner 3.7m (12'2) x 3.6m (11'10)

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. French doors to the garden.

## Kitchen 3.7m (12'2) x 3.6m (11'10)

Stunning gloss white 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.

## The Bedroom 3.73m (12'3) x 3.4m (11'2)

The bedroom available comes fully furnished with bed, 42 inch 4K TV, Freeview, wardrobe, desk, chair, bedside table and chests of draws. Plenty of power points, double glazed and centrally heated.

## Bathroom 2.1m (6'11) x 1.4m (4'7)

Contemporary three piece bathroom suite complete with electric shower over the bath, fully tiled. There is also a separate toilet for convenience.

## Garden

Private and low maintenance rear garden with patio, decking and a bike stand to the side of the house. Great for BBQs in the summer.

## Parking

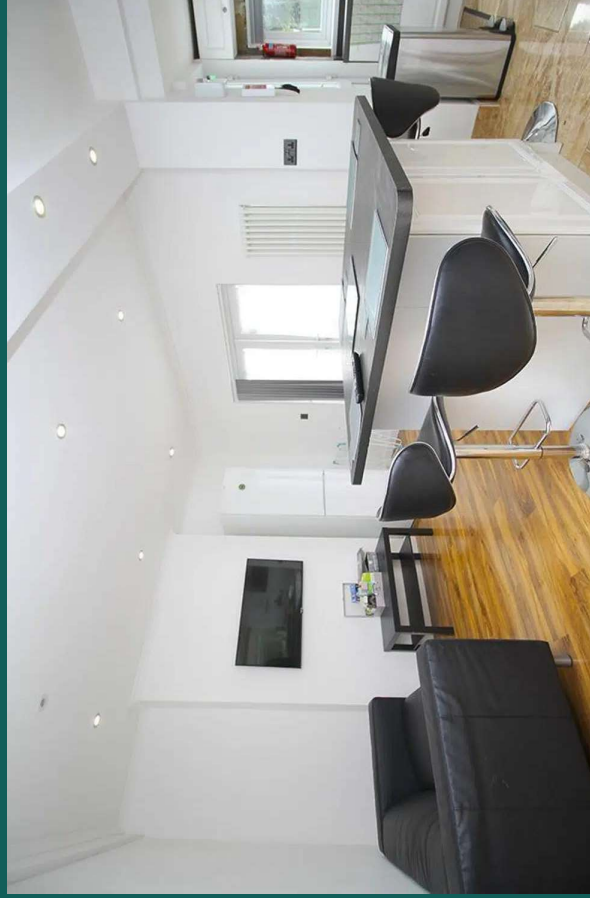
Driveway parking for up to three cars. On street parking is also available with a permit.

## Heating

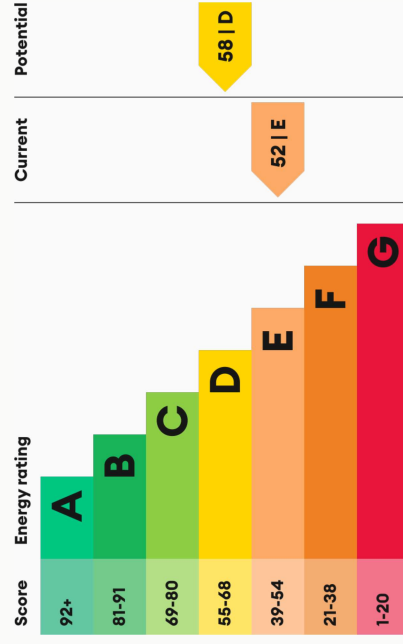
Gas fired central heating.

## 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.



Living room



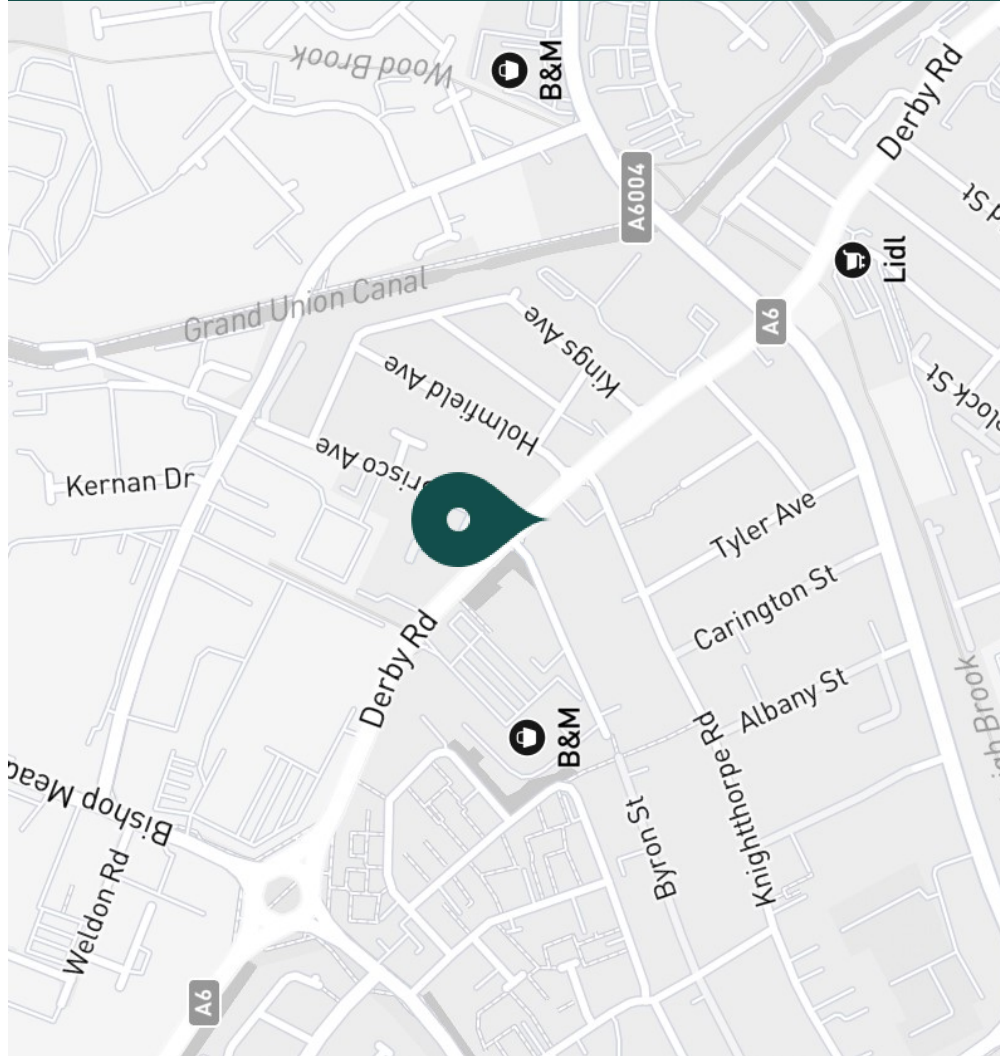
Kitchen



Living area through Kitchen



Kitchen



**SUPERMARKETS**

- Lidl Loughborough 0.3 mi
- Aldi Loughborough 0.6 mi
- Tesco Superstore Loughborough 0.7 mi
- Co-op Food Knightthorpe Rd 0.9 mi
- Morrisons Loughborough 1.0 mi

**GYMS**

- Anytime Fitness Loughborough 0.6 mi
- PureGym Loughborough 0.8 mi
- CrossFit Loughborough 1.1 mi
- Dynamite Gym Ltd 1.2 mi
- Loughborough University Pool 1.3 mi

**TRAIN STATIONS**

- Loughborough 1.4 mi
- Barrow upon Soar 4.6 mi
- Sileby 6.4 mi
- East Midlands Parkway 9.2 mi
- Syston 10.5 mi

**NURSERY SCHOOLS**

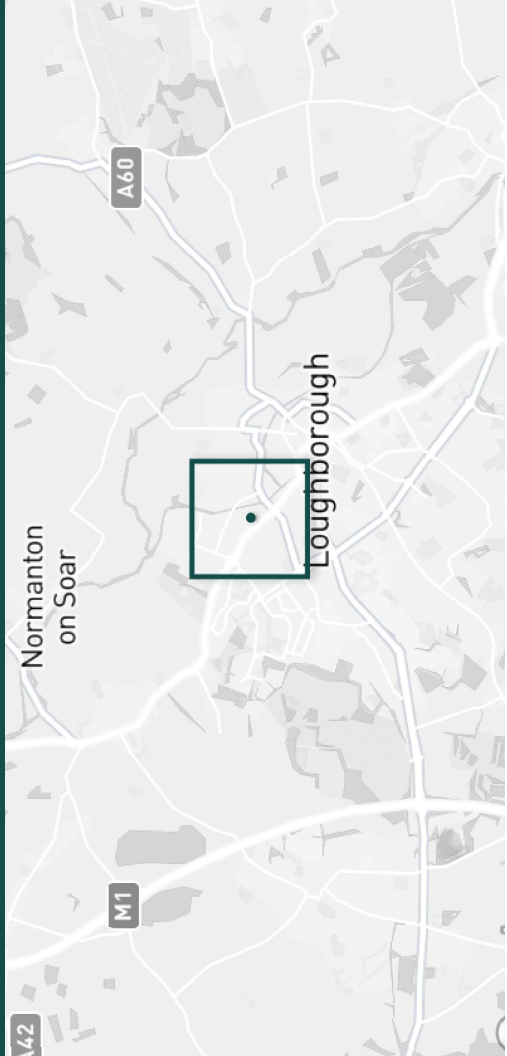
- Robert Bakewell Playgroup 0.5 mi
- Busy Bees in Loughborough 0.7 mi
- Babblebrooke Day Nursery 0.7 mi
- Kingscliffe Day Nursery 0.9 mi
- Small World Nursery 0.9 mi

**PRIMARY SCHOOLS**

- Robert Bakewell PS 0.6 mi
- St Marys Catholic PS 0.8 mi
- Rendell Primary School 1.1 mi
- Loughborough CE PS 1.1 mi
- Thorpe Acre Junior Sch 1.2 mi

**HIGH SCHOOLS**

- Limehurst Academy 0.8 mi
- RNIB College Loughborough 1.0 mi
- The Garendon High Sch 1.3 mi
- De Lisle Catholic Science C 1.3 mi
- Loughborough College 1.4 mi



Discover *Loughborough*

- ✓ Bills and Wi-Fi included
- ✓ Council Tax included
- ✓ Great Living area

- ✓ Fully Furnished
- ✓ Students or professionals
- ✓ Driveway





Desk and TV



The Bedroom



The Bedroom



Bathroom



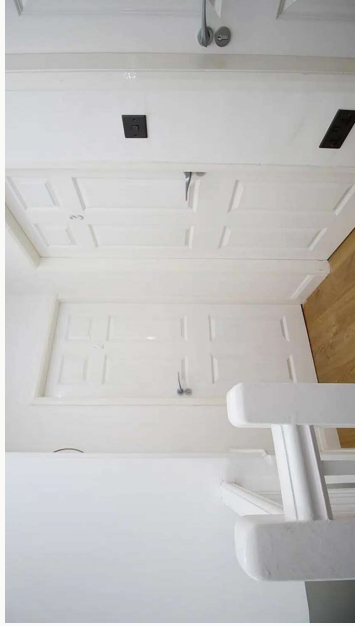
Bathroom



Wardrobe



Landing



Landing



Toilet



Bike stand



Patio



Entrance



Garden



Derby Road



Derby Road



**Available**

From 03/06/2024

**Comes**

Furnished

**Bedrooms**

1

**Receptions**

1

**Bathrooms**

1

**Parking**

Driveway

**Postcode**

LE11 5HL

**Rent**

£575 pcm

**Deposit**

£660

**EPC**

52 | E

**Council Tax Band**

C

**ID**

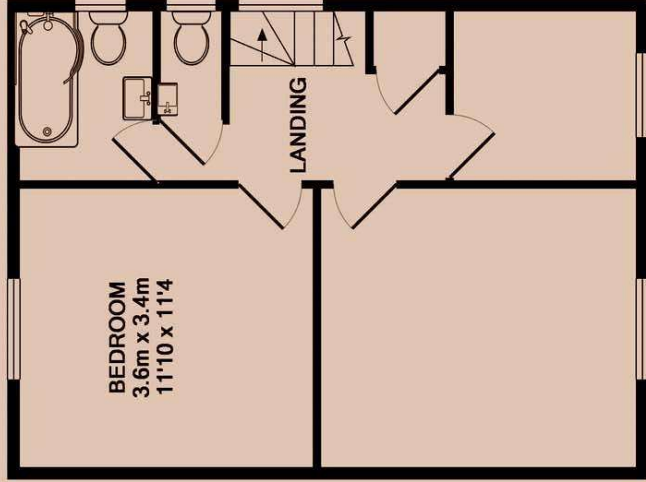
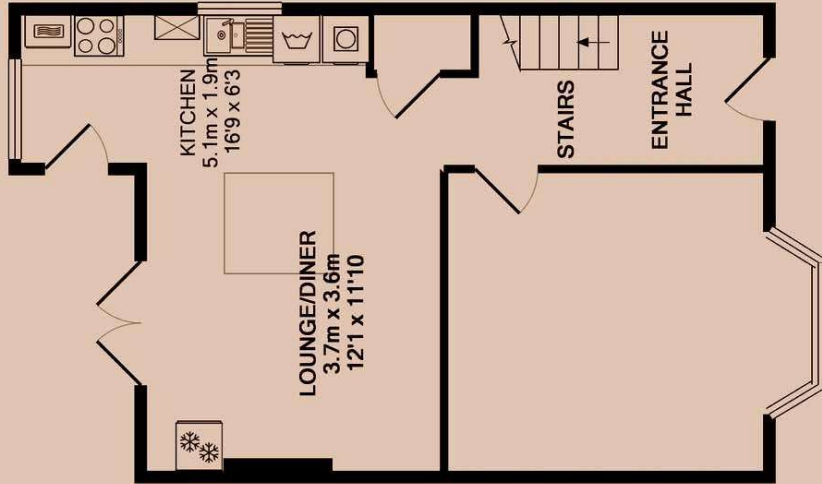
#5544

**Updated**

16/05/2024

**Postcode**

LE11 5HL



# *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

# Huntleys

