

A modern bedroom featuring a light-colored wooden bed frame with a white quilted duvet and a single white pillow. To the left, there is a white desk with a black office chair, a white chest of drawers, and a white radiator. A large bay window with white frames and dark curtains provides a view of the outdoors. The room has white walls, a grey carpet, and a square skylight in the ceiling.

# *Forest Road*

Loughborough

1 Bed 1st Floor Room • LE11 3NR • £575 pcm • £650 Deposit



## Forest Road, Loughborough

LARGE contemporary FIRST floor double BEDROOM in a shared house with 50inch 4K smart TV and 500Mb SUPERFAST broadband. STYLISH fully equipped kitchen with high-grade APPLIANCES and kitchenware included, TWO washrooms, common room, maintained GARDEN. OPEN PLAN kitchen diner. Fully FURNISHED to a high standard. BILLS included. DRIVEWAY parking. Just a short WALK into town.

### The Bedroom 4.3m (14'1) x 3.8m (12'6)

The bedroom available has only just been fitted out and comes fully furnished with double bed with memory foam mattress, 50 inch 4K smart TV with Alexa built in. Includes all the furniture pictured including a wardrobe, bedside cabinet, desk with draws, chair, plenty of power points, large double-glazed bay window. Centrally heated.

### Common Room 4.3m (14'1) x 3.4m (11'2)

The social hub of the home with smart wood flooring, modern decor and large 50inch 4K smart TV with Virgin media package. Open plan to the Kitchen via a breakfast bar.

### Kitchen 3.9m (12'10) x 2.4m (7'10)

Stunning kitchen complete with breakfast bar and stalls. Open plan to the common room. All the appliances and kitchenware you need are supplied including a dishwasher and two large fridge freezer. Access to the utility room.

### Utility room 2.46m (8'1) x 2.02m (6'8)

With washing machine and separate tumble dryer. Provides access to both the shower room and the side of the house.

### Bathroom 3.9m (12'10) x 2.5m (8'2)

Located on the first floor this three piece bathroom is supported by a further shower room. Includes bath with shower mixer, toilet and sink.

### Shower room 2.46m (8'1) x 1.28m (4'2)

Situated on the ground floor. Includes shower, toilet, sink and heated towel rail.

### Garden

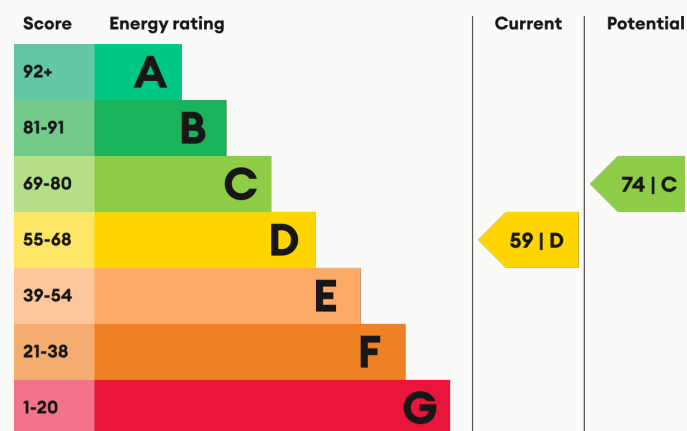
Communal rear garden with patio and lawn. All maintained by the landlord. Great for BBQs in the summer. NB: Due to be completed summer 2021.

### Parking

Driveway parking for several cars. On street parking is also available with a permit.

For more information about this property, visit our website [huntleys.net](http://huntleys.net).

### 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.





Bed with memory foam mattress



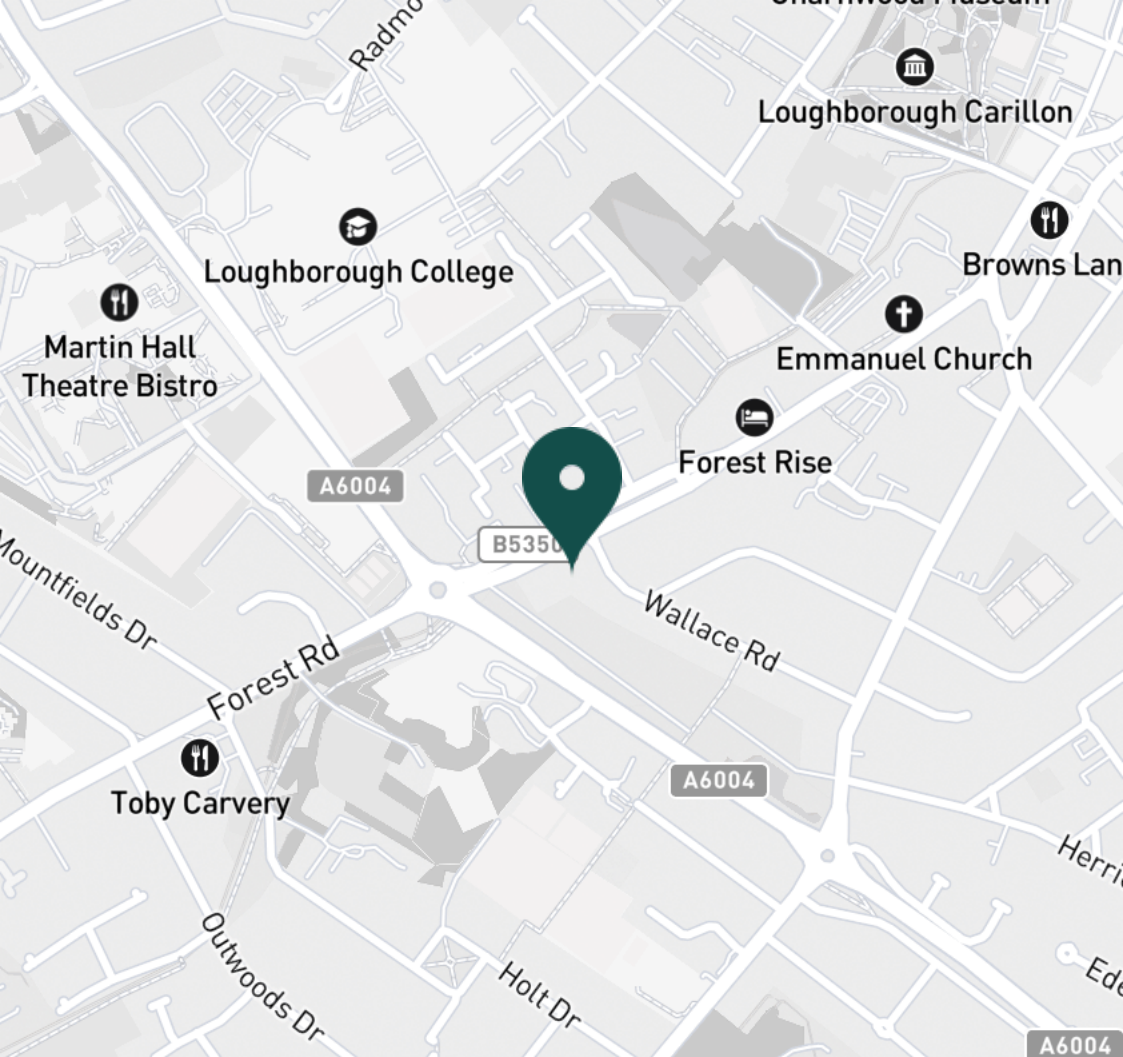
The Bedroom



Bay window view



Forest Road



**SUPERMARKETS**

Tesco Extra Loughborough	0.9 mi
Co-op Food Knightthorpe Rd	1.2 mi
Sainsburys Loughborough	1.2 mi
Tesco Superstore Loughborough	1.2 mi
Marks & Spencer	1.4 mi

**GYMS**

Radmoor Centre	0.5 mi
Loughborough University Pool	0.6 mi
Loughborough Sport	0.7 mi
Fit4Less	0.8 mi
Dynamite Gym Ltd	0.9 mi

**TRAIN STATIONS**

Loughborough	1.8 mi
Barrow upon Soar	3.7 mi
Sibley	5.5 mi
Syston	10.5 mi
South Wigston	10.8 mi

**NURSERY SCHOOLS**

Emmanuel PS	0.4 mi
Parkside PS	0.6 mi
Loughborough Campus Nursery	0.8 mi
Little House Day Nursery	0.9 mi
Westwards Nursery	0.9 mi

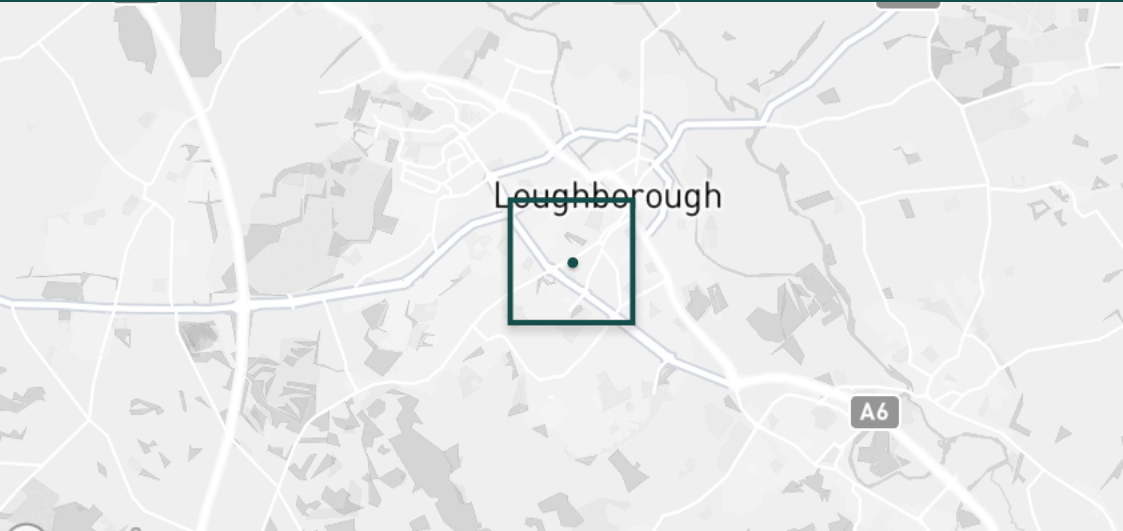
**PRIMARY SCHOOLS**

Mountfields Lodge Sch	0.3 mi
Sacred Heart Catholic PS	0.5 mi
Our Lady's Convent Sch	0.9 mi
Beacon Primary Academy	1.0 mi
Loughborough CE PS	1.1 mi

**HIGH SCHOOLS**

Loughborough College	0.5 mi
Lboro Uni School Of The Arts	0.5 mi
Our Lady's Convent Sch	0.9 mi
RNIB College Loughborough	1.4 mi
The Garendon High Sch	1.4 mi

Discover  
*Loughborough*







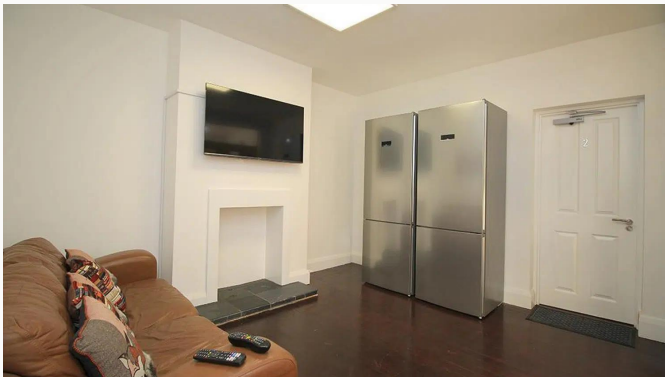
Common room through kitchen



Common room through kitchen



Common room through kitchen



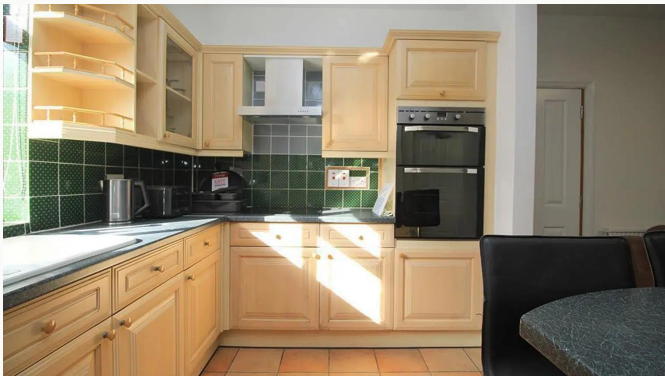
Common room



Common room



Breakfast bar



Kitchen



Kitchen



Kitchen





Kitchen



Utility



Utility



Shower room



Bathroom



Bathroom



Bathroom



Bathroom



Landing





Landing



Provided utensils



Provided kitchen ware

**Available**  
From 12/08/2024

**Comes**  
Furnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Driveway

**Postcode**  
LE11 3NR

**Rent**  
£575 pcm

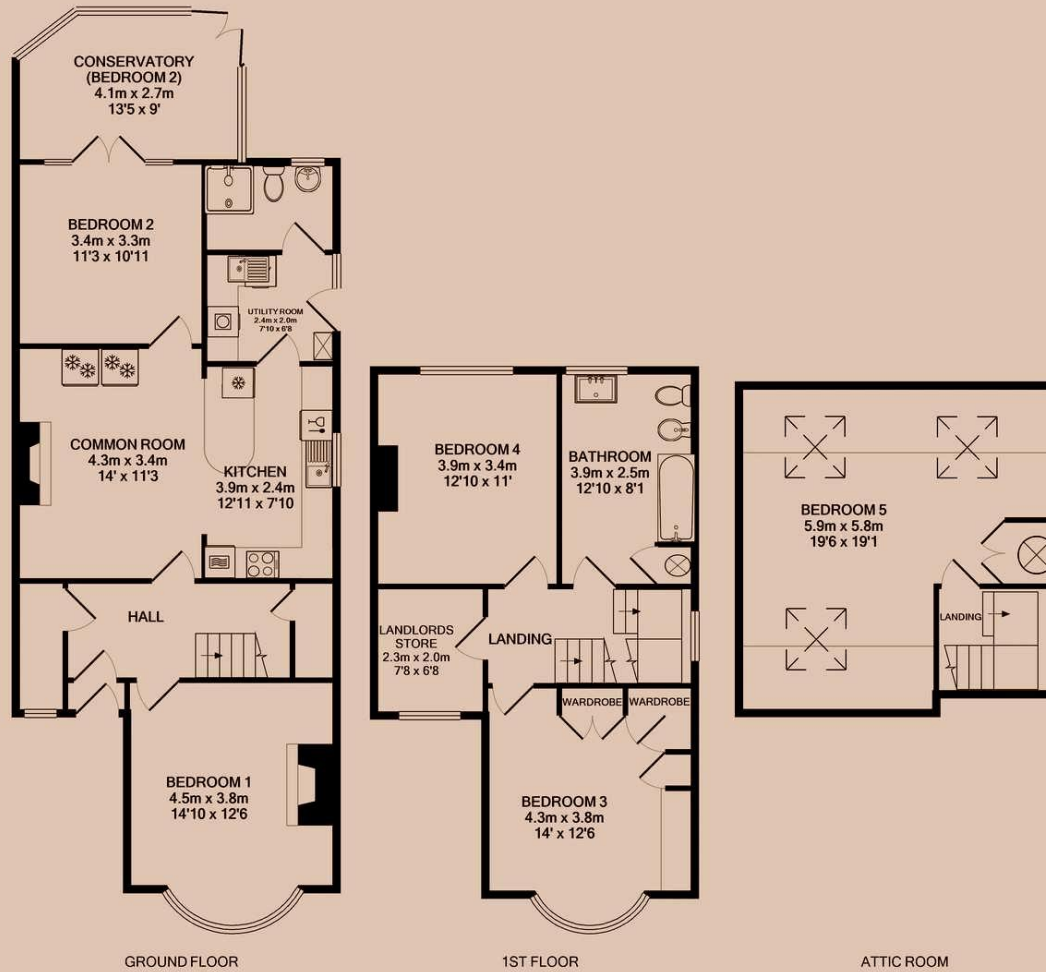
**Deposit**  
£650

**EPC**  
59 | D

**Council Tax Band**  
D

**ID**  
#5889

**Updated**  
07/08/2024





# *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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