

A semi-detached brick house with a white door and bay windows. The house is made of red brick and has a dark grey tiled roof. There are three windows on the upper floor and three bay windows on the lower floor. To the left of the house is a garage with a white door. A blue car is parked in the driveway on the left, and another blue car is parked on the right. The sky is blue with some clouds.

# *Adam Dale*

## Loughborough

3 Bed Semi-Detached House • LE11 3HD • £1,100 pcm • £1,260 Deposit



### Energy Performance

**TBC**

## *Adam Dale, Loughborough*

A modern semi-detached, three bedroom house, situated between Loughborough University and Town Centre. Now available to let, this unfurnished property comes with a lounge, dining area, kitchen, three bedrooms, bathroom, ensuite shower room, and downstairs water closet. To the side of the property is driveway parking and to the rear is a private garden. PLEASE NOTE: Garage is not included. Kitchen/diner flooring will be replaced.

### **Lounge**

Set at the front of the property, a sizeable living room. Please note: fireplace is for decorational use only.

### **Kitchen / Diner**

Overlooking the rear garden, a U-shaped kitchen, open to the dining area. This kitchen comes with an oven, hob, and dishwasher. Space available for other appliances. Sliding door gives access to the rear garden. PLEASE NOTE: Flooring will be replaced.

### **Master Bedroom**

The largest of the three bedrooms. A double bedroom including a built-in wardrobe and access to an ensuite shower room.

### **Bedroom Two**

A second double bedroom, overlooking the rear garden.

### **Bedroom Three**

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

### **Bathroom**

A neutral three piece bathroom, including a bath, sink, and toilet.

### **Ensuite**

Accessed via the master bedroom, a two-piece shower room, including a

### **Garden**

Set to the rear of the property, a sizeable and private garden.

### **Parking**

Driveway parking available parking available beside the property. PLEASE NOTE: Garage is not included and will be retained by the landlord for their storage.

### **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



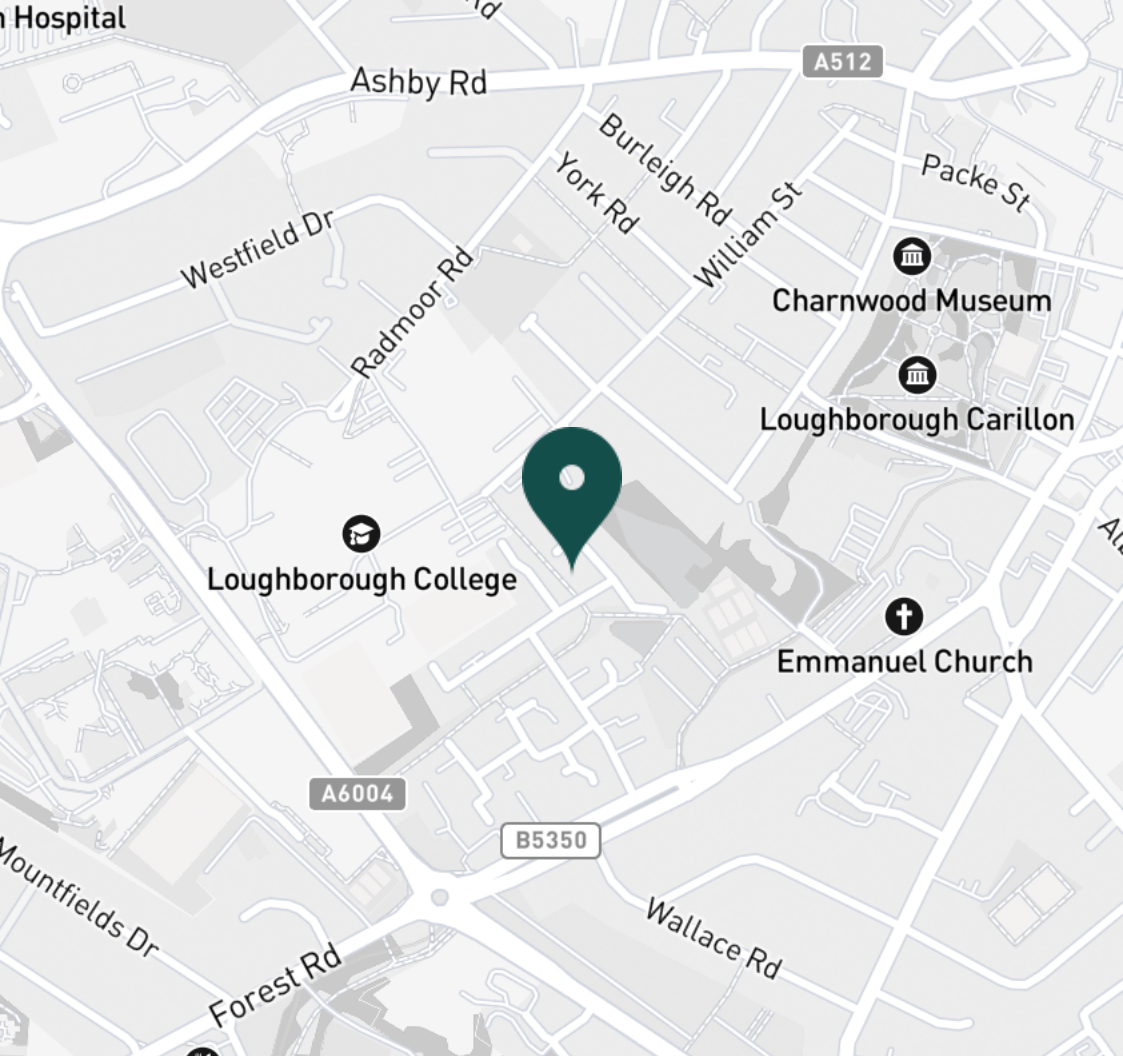
Lounge



Lounge



Dining Area



#### SUPERMARKETS

Sainsburys Loughborough	1.2 mi
Tesco Superstore Loughborough	1.2 mi
Marks & Spencer	1.2 mi
Tesco Extra Loughborough	1.3 mi
Lidl Loughborough	1.5 mi

#### GYMS

Fit4Less	0.8 mi
Dynamite Gym Ltd	0.9 mi
Radmoor Centre	0.9 mi
Loughborough University Pool	1.0 mi
Loughborough Sport	1.1 mi

#### TRAIN STATIONS

Loughborough	1.8 mi
Barrow upon Soar	4.2 mi
Sileby	5.9 mi
Syston	10.2 mi
East Midlands Parkway	10.9 mi

#### NURSERY SCHOOLS

Emmanuel PS	0.4 mi
Parkside PS	0.8 mi
Westwards Nursery	1.0 mi
Small World Nursery	1.1 mi
Loughborough Campus Nursery	1.2 mi

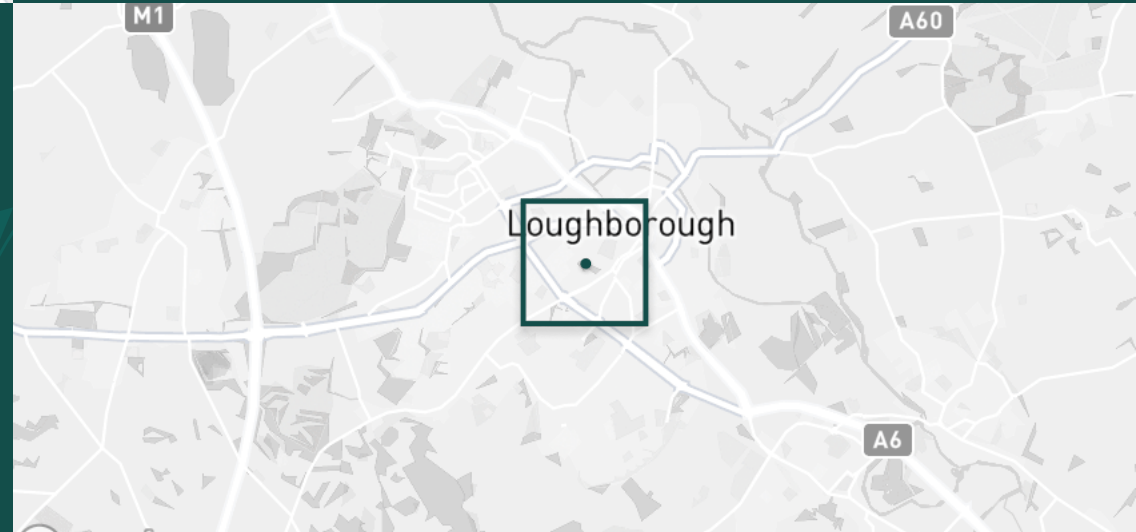
#### PRIMARY SCHOOLS

Mountfields Lodge Sch	0.7 mi
Sacred Heart Catholic PS	0.9 mi
Our Lady's Convent Sch	1.0 mi
Loughborough CE PS	1.1 mi
Fairfield Preparatory Sch	1.2 mi

#### HIGH SCHOOLS

Loughborough College	0.9 mi
Lboro Uni School Of The Arts	0.9 mi
Our Lady's Convent Sch	1.0 mi
RNIB College Loughborough	1.3 mi
Limehurst Academy	1.5 mi

Discover  
*Loughborough*





- ✓ Three Bedrooms
- ✓ Ensuite
- ✓ Garden
- ✓ Unfurnished
- ✓ Loughborough
- ✓ Available Now





Kitchen



Kitchen



Master Bedroom



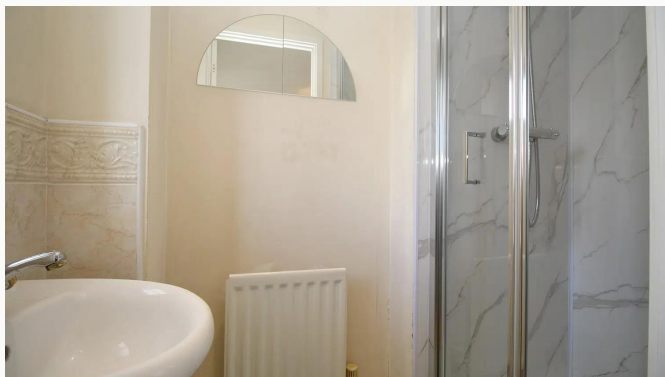
Master Bedroom



Master Bedroom



Master Bedroom



Ensuite



Bedroom Two



Bedroom Two





Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Water Closet



Garden



Garden



Garden



**Available**  
From 15/03/2025

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Driveway

**Postcode**  
LE11 3HD

**Rent**  
£1,100 pcm

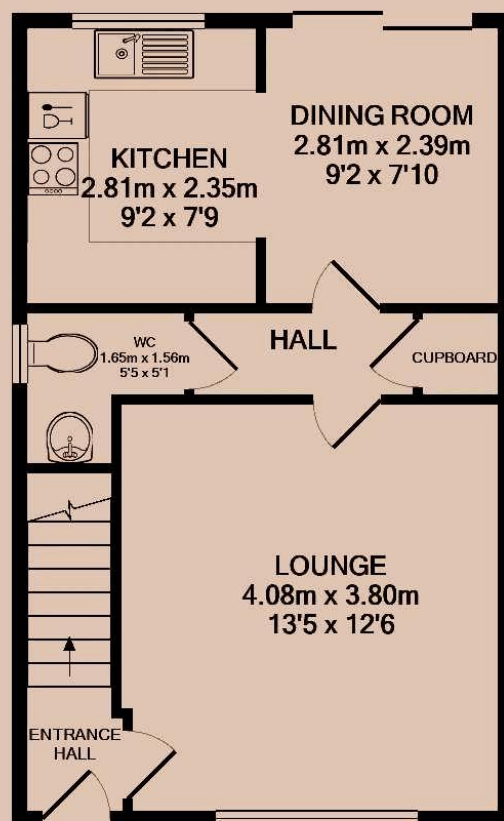
**Deposit**  
£1,260

**EPC**  
Ordered

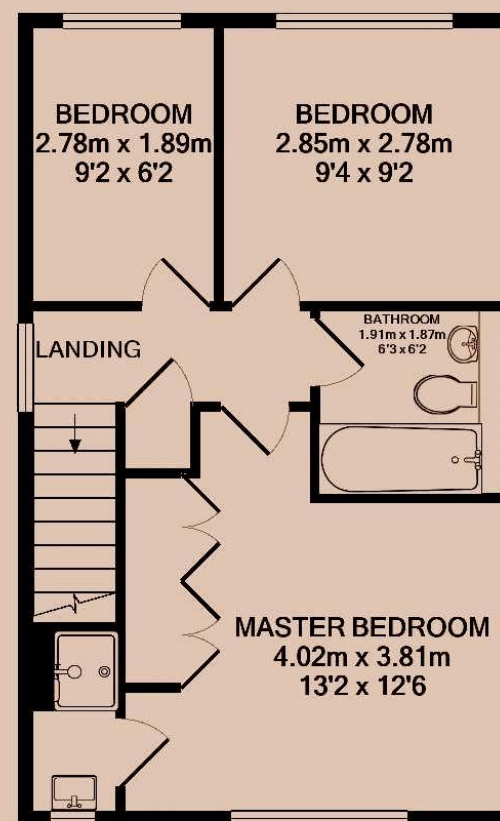
**Council Tax Band**  
C

**ID**  
#16095

**Updated**  
15/03/2025



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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