

The image shows a bright, empty living room. On the left, a staircase with grey carpeting and a white handrail is visible. The room features light-colored wood flooring and white walls. A large brick fireplace with a dark wood mantel and a light-colored stone surround is the focal point on the right. A small window is set into the brickwork above the fireplace. In the background, a doorway with glass panes leads to another room, and a window with a dark frame is visible. A track lighting fixture is mounted on the ceiling.

*Braddon Road*  
Loughborough

3 Bed Semi-Detached House • LE11 5YU • £1,100 pcm • £1,260 Deposit



## Braddon Road, Loughborough

A well presented three bedroom semi-detached family home situated on this popular road. The property benefits from an open plan lounge/diner with views of the private garden via the conservatory. It has three bedrooms, a first-floor bathroom, a practical kitchen with a newly fitted gas hob and a large garage. This smart modern house is a great choice for families.

### Living room 5.2m (17'1) x 3.7m (12'2)

A spacious and light living room with practical laminated flooring and a feature electric fire. Open plan to the dining room.

### Dining room 2.9m (9'6) x 2.8m (9'2)

Open plan to the lounge with a glazed doors affording views of the garden and access to the conservatory.

### Kitchen 2.8m (9'2) x 2.3m (7'7)

A smart traditional kitchen with wooden units and complementary worktop. Comes with electric fan assisted oven, a newly fitted gas hob with extractor hood and space for all the other appliances. This well arranged space provides a practical cooking area.

### Conservatory 4.6m (15'1) x 2.3m (7'7)

Great build quality with radiator and views of the garden. Accessed via either the kitchen or dining area.

### Master bedroom 3.7m (12'2) x 3.4m (11'2)

A large double bedroom overlooking the front of the property.

### Bedroom Two 3.4m (11'2) x 2.9m (9'6)

A well proportioned double bedroom overlooking the rear garden.

### Bedroom Three 2.7m (8'10) x 2.3m (7'7)

A good size single bedroom, there is also a cupboard for storage. Please note, the fixed bed has been removed.

### Bathroom 2m (6'7) x 2m (6'7)

Situated on the first floor this, fully tiled, three piece family bathroom comes complete with a shower over the bath.

### Garden

A well presented and low maintenance rear garden. Part paved, with the rest laid to artificial grass.

### Parking

Parking on drive for several cars in tandem, with further space in the generous garage. Parking is also available on road, without restriction.

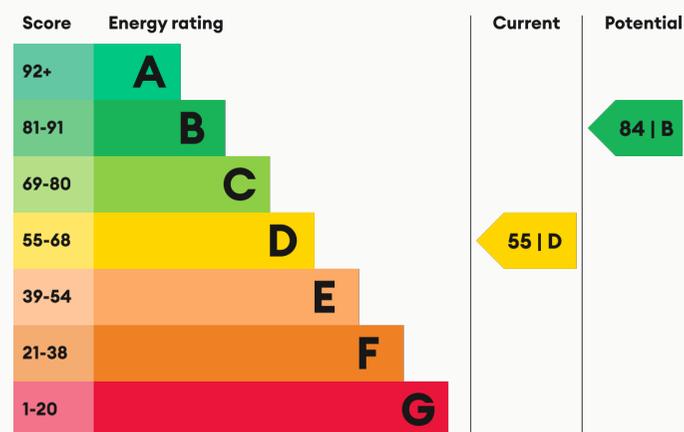
### Heating

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 Area



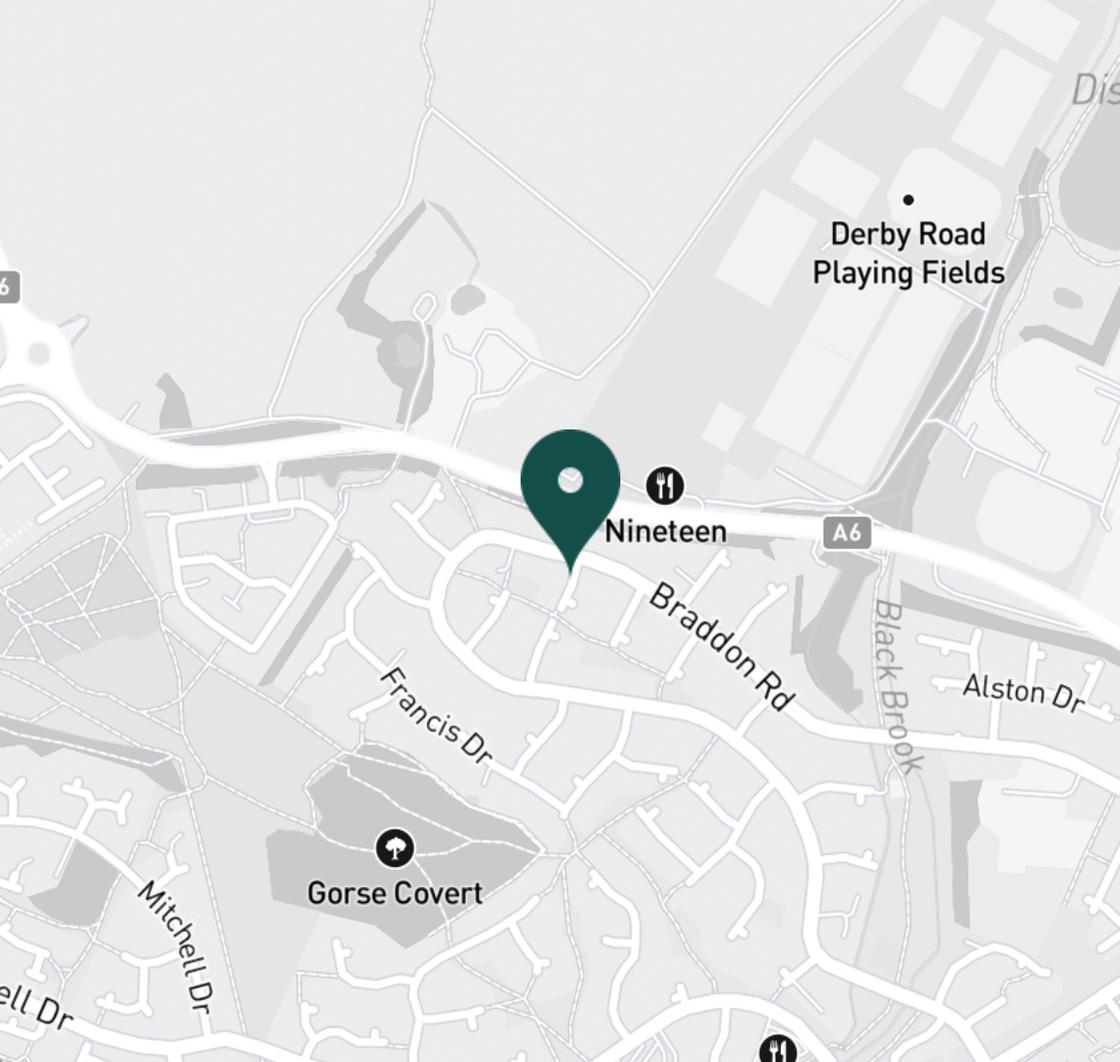
Living Area



Living Area / Dining Area



Dining Area



#### SUPERMARKETS

Co-op Food Knightthorpe Rd	0.8 mi
Morrisons Loughborough	0.9 mi
Lidl Loughborough	1.3 mi
Aldi Loughborough	1.6 mi
Tesco Superstore Loughborough	1.6 mi

#### GYMS

Loughborough University Pool	1.5 mi
Anytime Fitness Loughborough	1.6 mi
Loughborough Sport	1.6 mi
Radmoor Centre	1.6 mi
PureGym Loughborough	1.7 mi

#### TRAIN STATIONS

Loughborough	2.3 mi
Barrow upon Soar	5.5 mi
Sileby	7.4 mi
East Midlands Parkway	9.4 mi
Syston	11.5 mi

#### NURSERY SCHOOLS

Robert Bakewell Playgroup	0.4 mi
Little House Day Nursery	1.2 mi
Charnwood College Playgroup	1.5 mi
Kingscliffe Day Nursery	1.6 mi
Busy Bees in Loughborough	1.6 mi

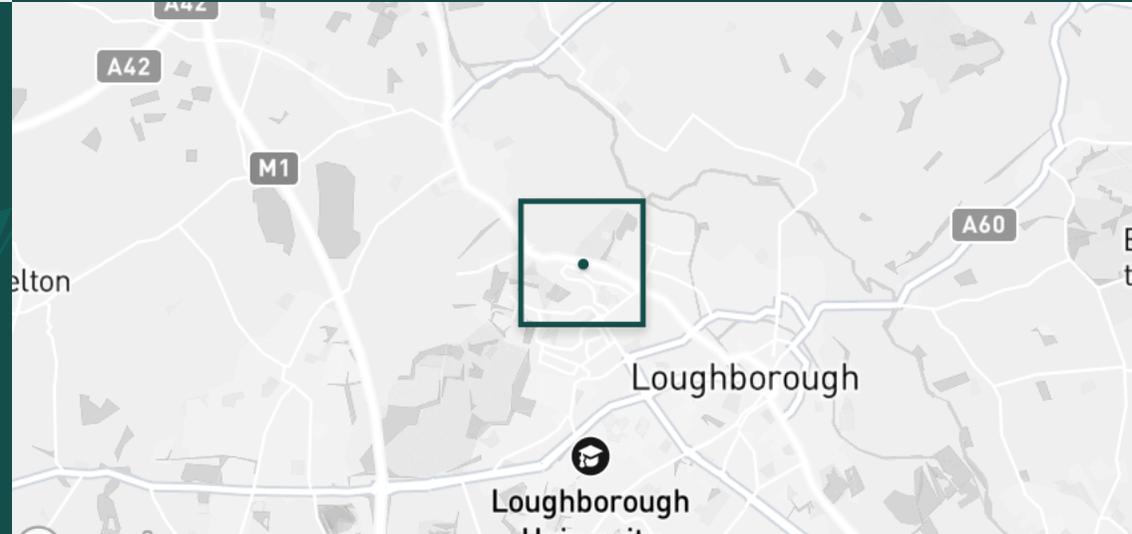
#### PRIMARY SCHOOLS

Robert Bakewell PS	0.4 mi
Thorpe Acre Junior Sch	1.5 mi
Stonebow County PS	1.5 mi
Ashmount Sch	1.5 mi
Booth Wood PS	1.6 mi

#### HIGH SCHOOLS

The Garendon High Sch	1.3 mi
Charnwood College	1.5 mi
Ashmount Sch	1.5 mi
De Lisle Catholic Science C	1.5 mi
Loughborough College	1.6 mi

Discover  
*Loughborough*



- ✓ Great family home
- ✓ Well presented
- ✓ Driveway and garage
- ✓ Quiet road
- ✓ Up-stairs bathroom
- ✓ Low maintenance garden





Kitchen



Kitchen



Conservatory



Conservatory



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Three



Bedroom Three



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Bathroom



Front of House



Garden Area



Garage

**Available**  
From 02/06/2025

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE11 5YU

**Rent**  
£1,100 pcm

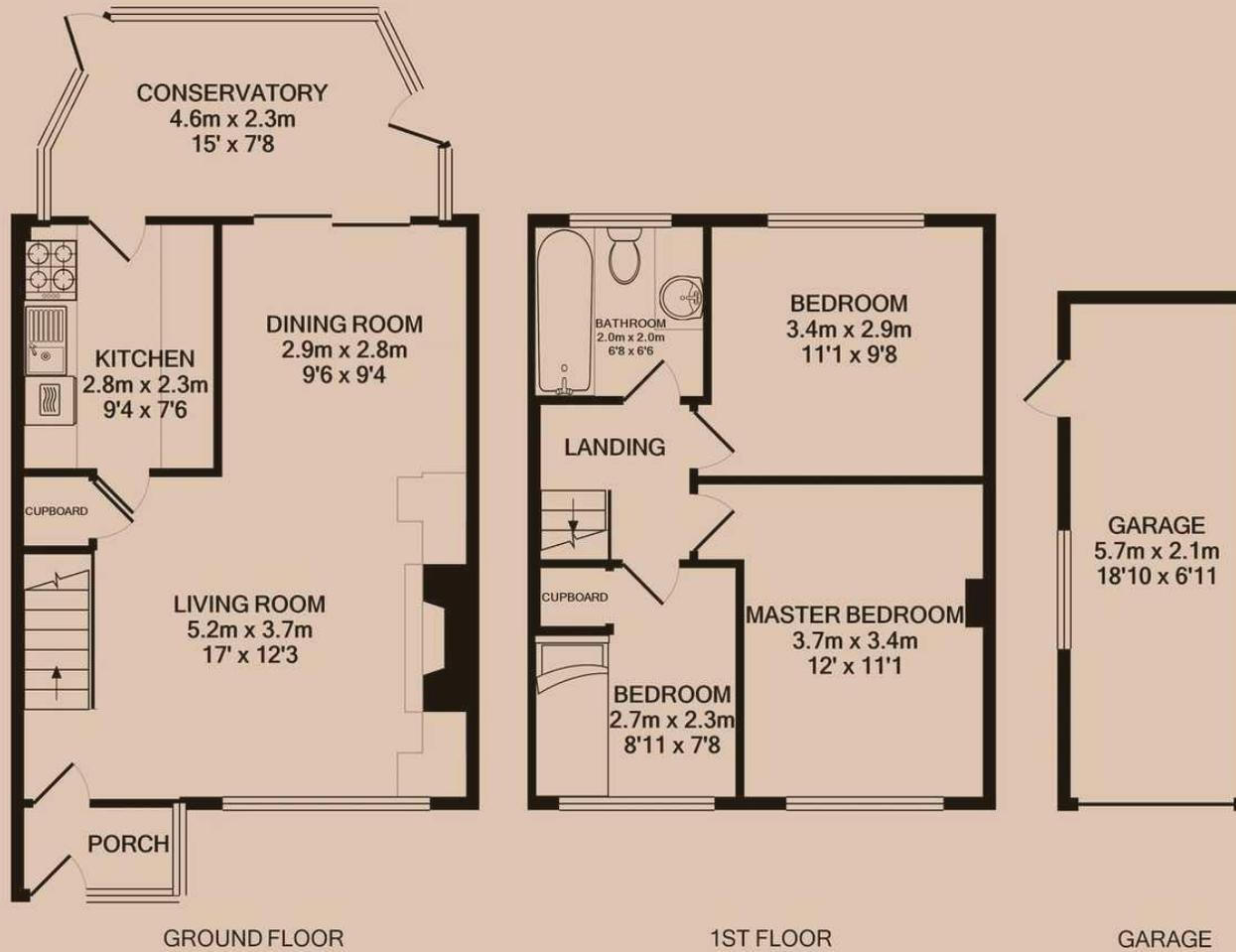
**Deposit**  
£1,260

**EPC**  
55 | D

**Council Tax Band**  
C

**ID**  
#5401

**Updated**  
08/05/2025



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