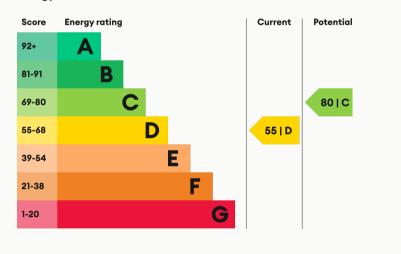
# Kings Avenue Loughborough

Contraction of the second

1 Bed Room In A Shared House • LE11 5HY • £575 pcm • £660 Deposit



#### **Energy Performance**



### Kings Avenue, Loughborough

Contemporary double BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. Kitchen & Lounge. 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 / Diner

The hub of the home with smart wood flooring, modern decor and large 4K flat screen TV. French doors to the Kitchen keeps the home social. French doors to the garden.

#### Kitchen

Situated to the rear of the property on the ground floor, a practical kitchen with access to the rear garden. A washing machine, dryer, oven and hob are included with utensils and crockery stored in the cupboards. Two large fridge freezers are located in the diner.

#### The Bedroom

Situated on the second floor and spanning the width of the property, a large double bedroom with all furniture and 4k TV pictured included. A lockable door on the first floor gives access to the excusive hallway and stairway.

#### Bathroom

A contemporary four piece washroom including a corner bath, walk-in-shower, sink and toilet. Situated on the first floor overlooking the rear garden.

#### Garden

A sizeable garden area to the rear with access along the side of the house. Sorry, the garage is locked for landlord's use.

#### Parking

Driveway parking available with further parking available without restriction on Kings Avenue.

#### 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.





Bedroom

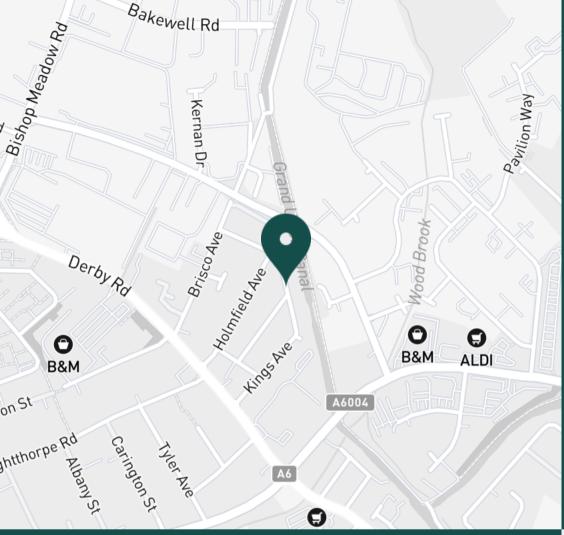


Kings Avenue



Kitchen

Kitchen



#### SUPERMARKETS

Lidl Loughborough	0.4 m
Aldi Loughborough	0.7 m
Tesco Superstore Loughborough	0.8 m
Co-op Food Knightthorpe Rd	0.8 m
Sainsburys Loughborough	1.1 m

#### **TRAIN STATIONS**

Loughborough	1.5 mi
Barrow upon Soar	4.6 mi
Sileby	6.5 mi
East Midlands Parkway	9.4 mi
Syston	10.6 mi

#### PRIMARY SCHOOLS

Robert Bakewell PS St Marys Catholic PS Rendell Primary School Loughborough CE PS Cobden PS

#### GYMS

Anytime Fitness Loughborough	0.7 mi
PureGym Loughborough	0.8 mi
CrossFit Loughborough	1.2 mi
Dynamite Gym Ltd	1.3 mi
Loughborough University Pool	1.4 mi

#### NURSERY SCHOOLS

Busy Bees in Loughborough	0.7 mi
Robert Bakewell Playgroup	0.8 mi
Babblebrooke Day Nursery	0.8 mi
Kingscliffe Day Nursery	1.0 mi
Small World Nursery	1.0 mi

#### **HIGH SCHOOLS**

Limehurst Academy	0.9 mi
RNIB College Loughborough	1.1 mi
The Garendon High Sch	1.5 mi
De Lisle Catholic Science C	1.5 mi
Loughborough College	1.5 mi

Discover Lougbborougb



0.9 mi

0.9 mi

1.2 mi

1.2 mi

1.4 mi

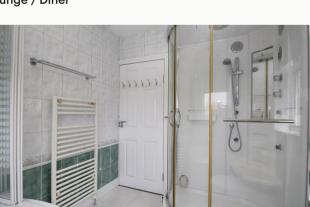




Kitchen



Lounge / Diner



Bathroom



Lounge / Diner



Lounge / Diner

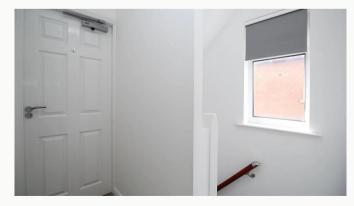
THE OWNER WATCHINGTON OF TAXABLE PARTY.



Lounge / Diner



Bathroom



Water Closet

Landing





Hallway

Porch





Garden





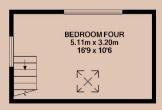
Garden

Garden

<b>Available</b>	<b>Comes</b>	<b>Bedrooms</b>	<b>Receptions</b>	<b>Bathrooms</b>	<b>Parking</b>	<b>Postcode</b>	EXXE
From 03/09/2024	Furnished	1	1	1	Driveway	LE11 5HY	Versere
<b>Rent</b> £575 pcm	<b>Deposit</b> £660	<b>EPC</b> 55   D	<b>Council Tax Band</b> B	<b>ID</b> #11011	<b>Updated</b> 23/08/2024		







2ND 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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