



# *Beaumont Road*

## Loughborough

4 Bed Semi-Detached House • LE11 2JB • £1,250 pcm • £1,440 Deposit



# Beaumont Road, Loughborough

A spacious semi-detached home, now available to let in Loughborough. This four-bedroom, unfurnished property comes with four sizable bedrooms, lounge, kitchen, sun room, and bathroom. To the rear of the property is a good sized garden and to the front is a drive for parking and a front garden. All photos and video tour are of actual property.

### Lounge

The largest room in the house, an open and neutral living room.

### Sun Room

Set to the rear of the property, overlooking the rear garden. This sun room is a bright and welcoming living space, with access to the rear garden.

### Kitchen

A sizeable L-shaped kitchen, comes equipped with a new oven, and gas hob. Space for other appliances available.

### Master Bedroom

The largest of the four bedrooms, this neutral double bedroom overlooks the front garden.

### Bedroom Two

A second double bedroom, also overlooking the front garden.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

A three piece modern bathroom, set on the ground floor. This washroom comes with a bath, sink, toilet, and shower above the bath.

### Garden

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

### Parking

Driveway parking available for multiple cars.

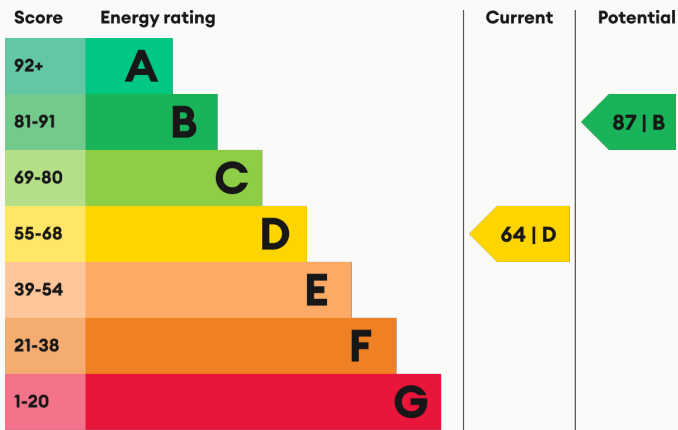
### Heating

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.





Lounge



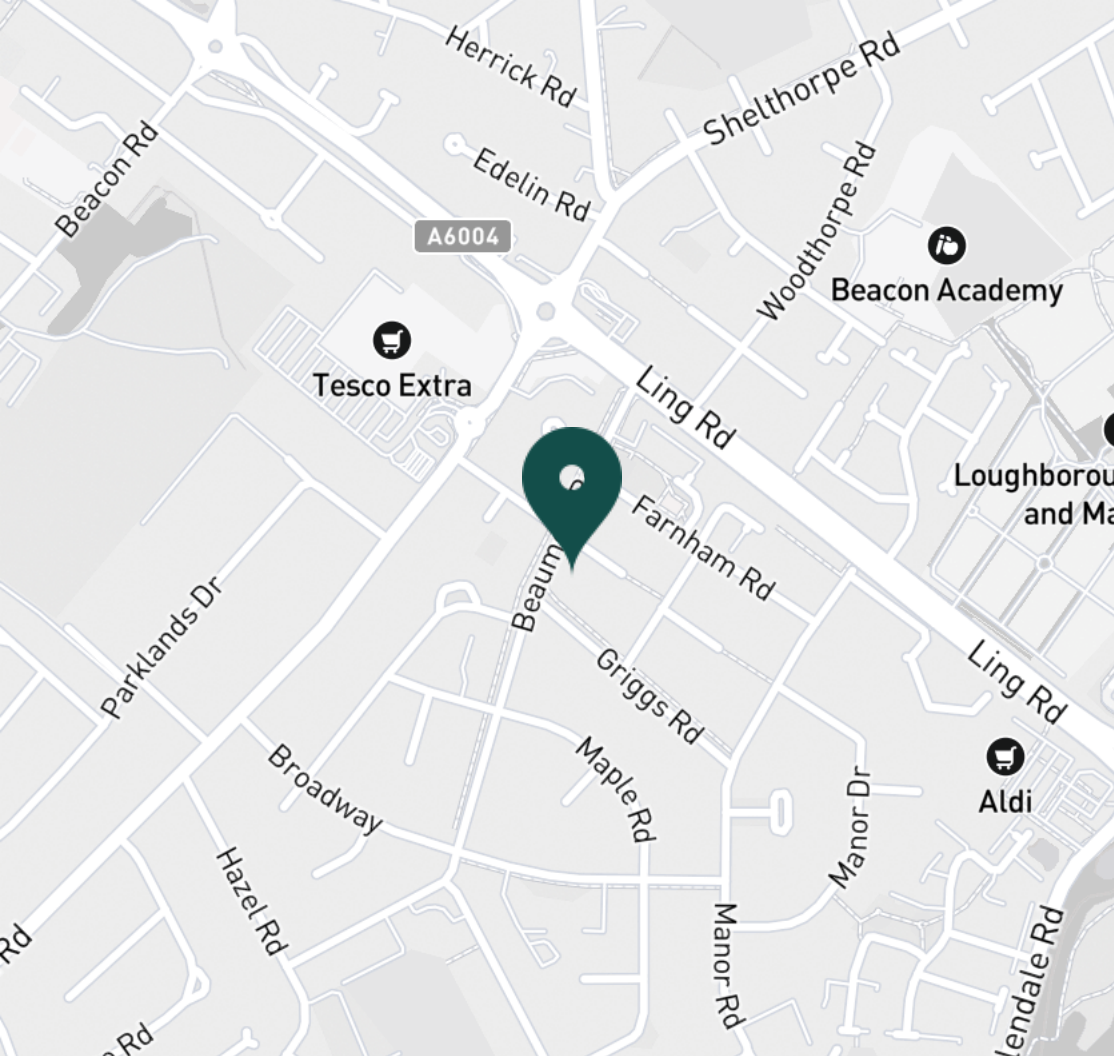
Lounge



Kitchen



Kitchen



#### SUPERMARKETS

Tesco Extra Loughborough	0.3 mi
Sainsburys Loughborough	1.5 mi
Tesco Superstore Loughborough	1.5 mi
Marks & Spencer	1.5 mi
Co-op Food Knightthorpe Rd	1.9 mi

#### GYMS

Fit4Less	1.1 mi
Radmoor Centre	1.2 mi
NPC Performance Centre	1.3 mi
Dynamite Gym Ltd	1.4 mi
Loughborough University Pool	1.4 mi

#### TRAIN STATIONS

Loughborough	2.1 mi
Barrow upon Soar	3.3 mi
Sileby	5.1 mi
Syston	9.4 mi
South Wigston	10.3 mi

#### NURSERY SCHOOLS

Parkside PS	0.5 mi
Shelthorpe Childrens Centre	0.5 mi
Westwards Nursery	0.8 mi
Emmanuel PS	1.0 mi
Lime Tree Nursery	1.2 mi

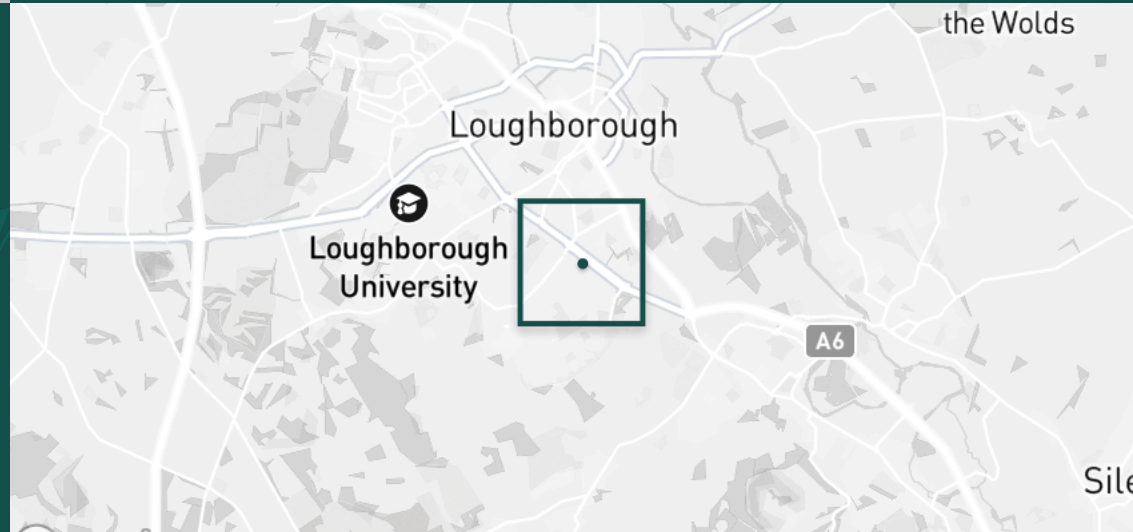
#### PRIMARY SCHOOLS

Beacon Primary Academy	0.6 mi
Outwoods Edge PS	0.6 mi
Sacred Heart Catholic PS	0.6 mi
Our Lady's Convent Sch	0.8 mi
Mountfields Lodge Sch	1.0 mi

#### HIGH SCHOOLS

Our Lady's Convent Sch	0.8 mi
Woodbrook Vale	1.0 mi
Loughborough Grammar Sch	1.2 mi
Loughborough College	1.2 mi
Loughborough High Sch	1.2 mi

Discover  
*Loughborough*





- ✓ Four Bedrooms
- ✓ Great Quality
- ✓ Available Now
- ✓ Driveway Parking
- ✓ Sizeable Garden
- ✓ Loughborough





**Kitchen**



**Sun Room**



**Sun Room**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



**Bedroom Two**



**Bedroom Two**



**Bedroom Two**





Bedroom Three



Bedroom Three



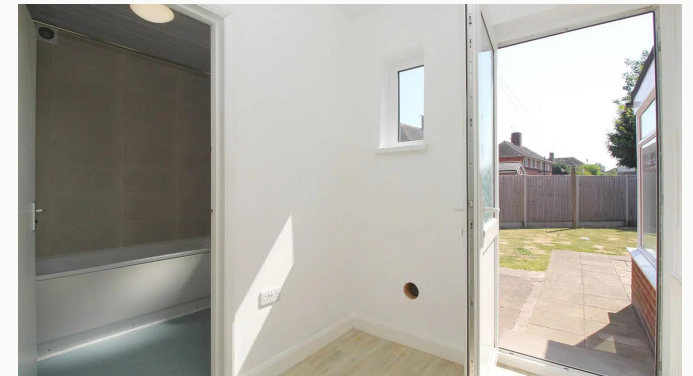
Bedroom Four



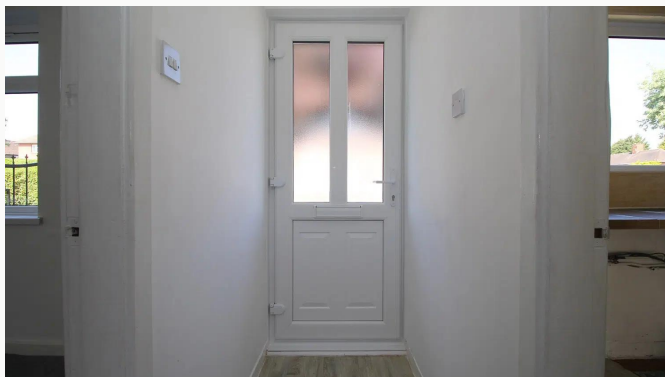
Bedroom Four



Bathroom



Lobby



Hallway



Landing



Garden





Garden



Garden



Driveway



**Available**  
From 12/05/2025

**Rent**  
£1,250 pcm

**Comes**  
Unfurnished

**Deposit**  
£1,440

**Bedrooms**  
4

**EPC**  
64 | D

**Receptions**  
1

**Council Tax Band**  
B

**Bathrooms**  
1

**ID**  
#16536

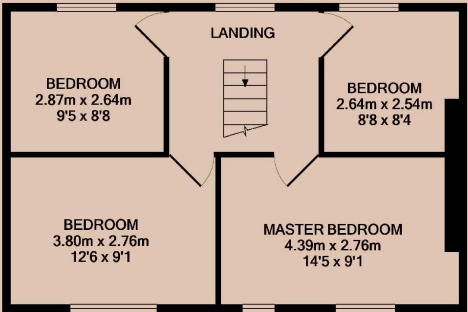
**Parking**  
Driveway

**Updated**  
13/05/2025

**Postcode**  
LE11 2JB



GROUND FLOOR



1ST FLOOR

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