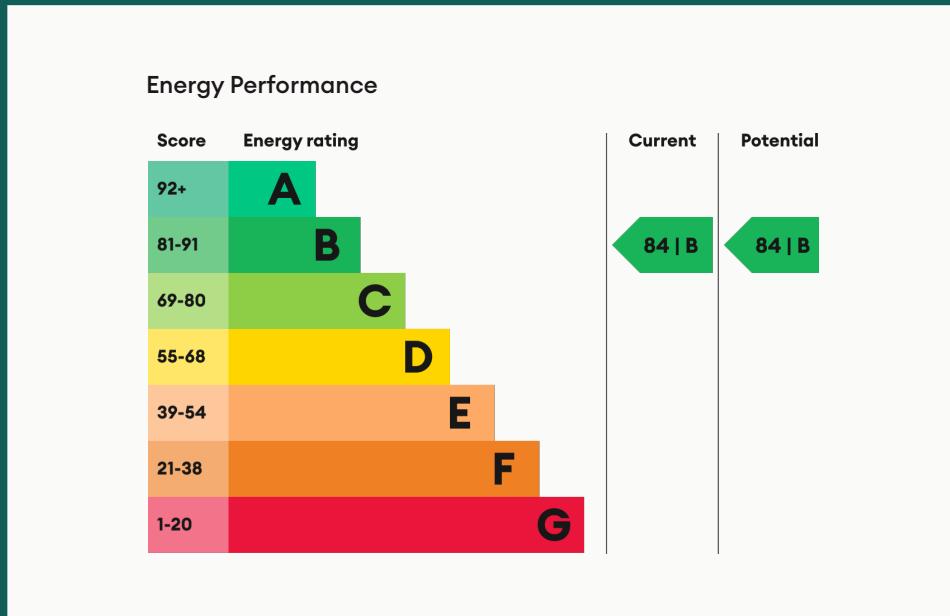




# Ashby Grove

Loughborough

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



## Ashby Grove, Loughborough

A contemporary three bedroom house situated in a quite residential setting. It's open plan Kitchen diner combined with its great build quality makes for a welcoming space. The property is within a short walk of both the University, and the restaurants and cinema of the new Baxtergate development, with buses providing access to the surrounding areas. Driveway parking for two cars is included.

### Kitchen 5.14m (16'10) x 2.76m (9'1)

A beautiful contemporary kitchen in beech with contrasting work top. Includes, dishwasher, fridge freezer, oven and gas hob. Modern flooring and French doors to the garden complete the look. Large enough to be used as both a kitchen and dining room.

### Utility room 2.01m (6'7) x 1.5m (4'11)

Conveniently situated off the kitchen this utility room has both a washing machine and separate dryer. Further storage space under the stairs can be accessed from here.

### Toilet 1.61m (5'3) x 1m (3'3)

Situated on the ground floor for convenience is a separate toilet.

### Living room 5.15m (16'11) x 2.9m (9'6)

Generous proportioned with ample power points. This room runs the full depth of the house with dual aspect windows keeping the space well lit. A fire place provides an attractive centrepiece.

### Master bedroom 3.18m (10'5) x 2.97m (9'9)

With dual aspect views and an en suite shower this room is a great size. It features a large fitted wardrobe and plenty of power points.

### Bedroom Two 2.85m (9'4) x 2.76m (9'1)

With views to the front of the property this room is a good size double. It features a freestanding wardrobe, cupboard over the stairs and plenty of power points.

### Bedroom Three 2.1m (6'11) x 2.06m (6'9)

Currently in use as an office this room would make a good size single bedroom.

### Bathroom 2.18m (7'2) x 1.73m (5'8)

Located on the first floor this three piece bathroom comes part tiled and with a shower over the bath.

### Ensuite

A three piece ensuite accessed via the Master Bedroom. Includes a shower, sink, and toilet.

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

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 Room



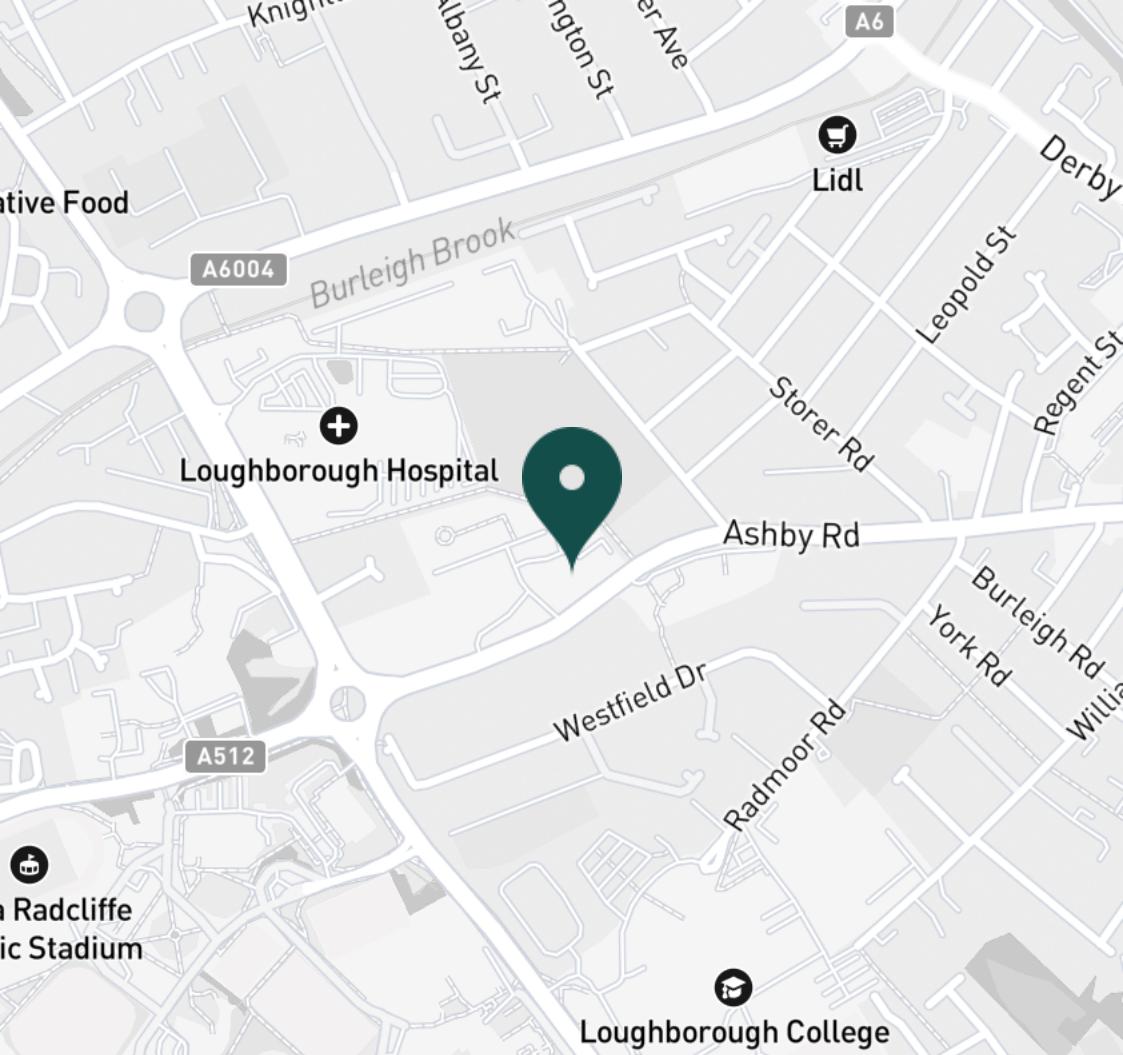
Kitchen



Kitchen



Dining Room



# Discover Loughborough

## SUPERMARKETS

Lidl Loughborough	0.6 mi
Sainsburys Loughborough	0.7 mi
Tesco Superstore Loughborough	0.8 mi
Marks & Spencer	0.8 mi
Co-op Food Knightthorpe Rd	0.8 mi

## GYMS

Loughborough University Pool	0.4 mi
Loughborough Sport	0.5 mi
Radmoor Centre	0.5 mi
Anytime Fitness Loughborough	0.7 mi
PureGym Loughborough	0.8 mi

## TRAIN STATIONS

Loughborough	1.6 mi
Barrow upon Soar	4.4 mi
Sileby	6.2 mi
Syston	10.5 mi
East Midlands Parkway	11.3 mi

## NURSERY SCHOOLS

Kingscliffe Day Nursery	0.3 mi
Busy Bees in Loughborough	0.4 mi
Little House Day Nursery	0.5 mi
Loughborough Campus Nursery	0.6 mi
Small World Nursery	0.6 mi

## PRIMARY SCHOOLS

St Marys Catholic PS	0.4 mi
Loughborough CE PS	0.7 mi
Mountfields Lodge Sch	1.0 mi
Thorpe Acre Junior Sch	1.0 mi
Booth Wood PS	1.1 mi

## HIGH SCHOOLS

Loughborough College	0.5 mi
Lboro Uni School Of The Arts	0.6 mi
RNIB College Loughborough	0.6 mi
Limehurst Academy	0.9 mi
The Garendon High Sch	1.1 mi



- ✓ Spacious living room
- ✓ French doors to the garden
- ✓ En suite
- ✓ Downstairs cloakroom
- ✓ Driveway
- ✓ Separate utility





Downstairs Convience



Landing



Bathroom



Bathroom



Master bedroom



Master Bedroom



Master Bedroom



En Suite



Third Bedroom



Second Bedroom



Second Bedroom



Second Bedroom



Garden



Garden



Front of House



Front of House



Parking

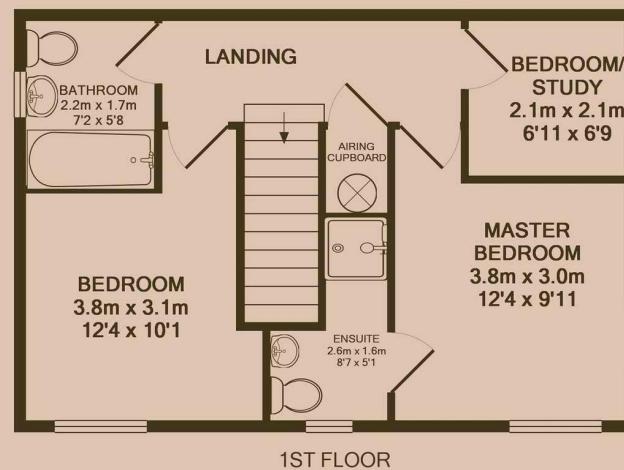
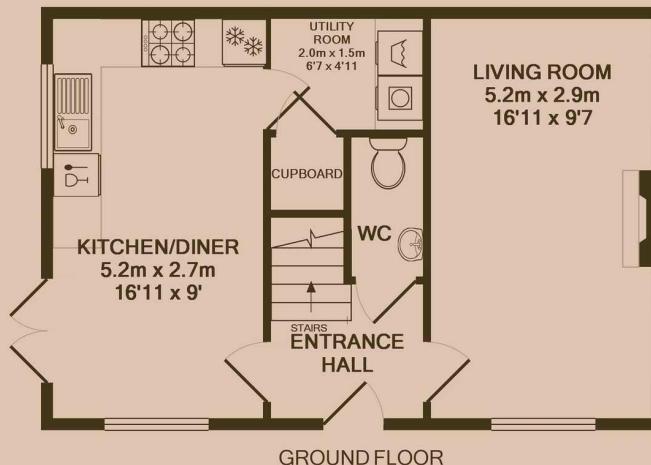


Local Park



Local Park

<b>Available</b> From 08/01/2026	<b>Comes</b> Unfurnished	<b>Bedrooms</b> 3	<b>Receptions</b> 1	<b>Bathrooms</b> 2	<b>Parking</b> Driveway	<b>Postcode</b> LE11 3AP
<b>Rent</b> £1,100 pcm	<b>Deposit</b> £1,260	<b>EPC</b> 84   B	<b>Council Tax Band</b> C	<b>ID</b> #3085	<b>Updated</b> 02/01/2026	



# *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.



## OUR OFFICE

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# Hunleys

