



**Flat 7, Marle Pit Hill, Sutton Bonington, Loughborough**

Loughborough

**£1,300 pcm**



# Flat 7, Marle Pit Hill

, Loughborough

Charming 3-bed first-floor flat in picturesque countryside, undergoing renovation for Sep 2024. Spacious living area, fully-equipped kitchen, potential for home office. On-site car parking for two vehicles. Ideal for families or young professionals seeking tranquil yet connected lifestyle.

- \*\*\* Available September 2024 \*\*\*
- Fabulous three-bed first-floor flat
- Undergoing Renovation
- Immediately Adjacent to the Sutton Bonington University Campus
- Kitchen Appliances Included
- Beautiful Rural Settings
- On site car parking available
- Large Living Diner
- Potential for home office/study in bedroom 3
- Cottage Renovation













### Bedroom 1

14' 4" x 11' 1" (4.36m x 3.37m)

Good-sized double bedroom with views out to the front of the property.

### Bedroom 2

11' 3" x 8' 5" (3.42m x 2.57m)

The second double bedroom is situated at the front of the property with views over the front garden.

### Bedroom 3

10' 2" x 8' 3" (3.10m x 2.51m)

The third bedroom in the property is a good-sized single room, although it would accommodate a double bed. Alternatively, this would make an ideal study or office for working from home with views over farmland at the back of the property.

### Kitchen

11' 3" x 19' 3" (3.42m x 5.87m)

This large kitchen is equipped with a cooker, hob, and sink. It also offers ample storage space through wall-mounted and surface-level cupboards and drawers. Meanwhile, aspiring chefs will enjoy the generous surface space provided, the perfect space to prepare fresh home-cooked meals.

### Bathroom

10' 2" x 8' 3" (3.10m x 2.51m)

This good-sized bathroom is equipped with a toilet, bath, shower over bath and porcelain sink.

### Living Room

10' 2" x 26' 4" (3.10m x 8.03m)

To the rear of the property is this fantastic lounge/diner. The impressive length of the room allows for easy zoning of separate dining and living areas, and the windows look out over the local farmland surrounding the property.





## Argyle Property Associates

12 High Pavement, Nottingham - NG1 1HN

0115 990 2594

[hello@argyleproperty.co.uk](mailto:hello@argyleproperty.co.uk)

[www.argyleproperty.co.uk/](http://www.argyleproperty.co.uk/)