

Huntleys



2 Bed Terraced House to rent, Moor Lane, Loughborough, LE11 1BN

£750/pcm (£173/pw) + £860 deposit [EPC: TBC] • Apply online •



Living room

Moor Lane, Loughborough, LE11 1BN

Conveniently situated on a quiet road, between the town centre and the train station. This smart Victorian terrace house is a great choice for those wanting to be near all the town's amenities without all the usual noise. The recently refurbished accommodation is well presented. Two double bedrooms, a new separate upstairs bathroom with a bath, two reception rooms, and a new kitchen and garden.

Living Room 3.6m (11'10) x 3.5m (11'6)

Situated at the front of the house, this beautifully presented room has an Art deco ornamental tiled fireplace and grey wood effect flooring.

Dining Room 4.7m (15'5) x 3.6m (11'10)

A centrally positioned dining room provides access to the Kitchen, the dining room and the first floor. A convenient cupboard under the stairs provides plenty of storage space.

Kitchen 3.66m (12'0) x 1.94m (6'4)

Newly fitted kitchen in gloss grey. Includes electric fan-assisted oven with hob and extractor hood, integrated fridge freezer, vertical radiator, and stainless steel inset sink. Provides access to the utility room and the rear garden.

Utility room 1.36m (4'6) x 1.3m (4'3)

A small but convenient utility room, semi-open plan to the kitchen via reduced height opening. Includes countertop and space for two under-counter appliances.

Master Bedroom 4.1m (13'5) x 3.5m (11'6)

A large double bedroom overlooking the front of the property and spanning its entire width. Contemporary decorated whilst retaining original features. Includes two fitted wardrobes.

Please note

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. Please get in touch with us if you require any clarification, especially if you are travelling some distance to view. All measurements are to the widest point.

Bedroom Two 3.76m (12'4) x 3.2m (10'6)

A good-sized double bedroom with a window overlooking the garden and a cupboard over the stairs.

Bathroom 3.66m (12'0) x 1.94m (6'4)

A newly fitted, gorgeous, spacious, three-piece bathroom with a large feature bath, shower, and vertical radiator. Fully tiled with grey wood effect flooring completes the look.

Garden

A practical and low-maintenance rear garden laid to patio with the planted area, and a brick storage shed for the bins. Convenient side access makes this a great place to secure bikes.

Parking

On-street with a residence permit.

Heating

Gas-fired central heating.

Glazing

Modern, good quality, uPVC double glazing.



Living room



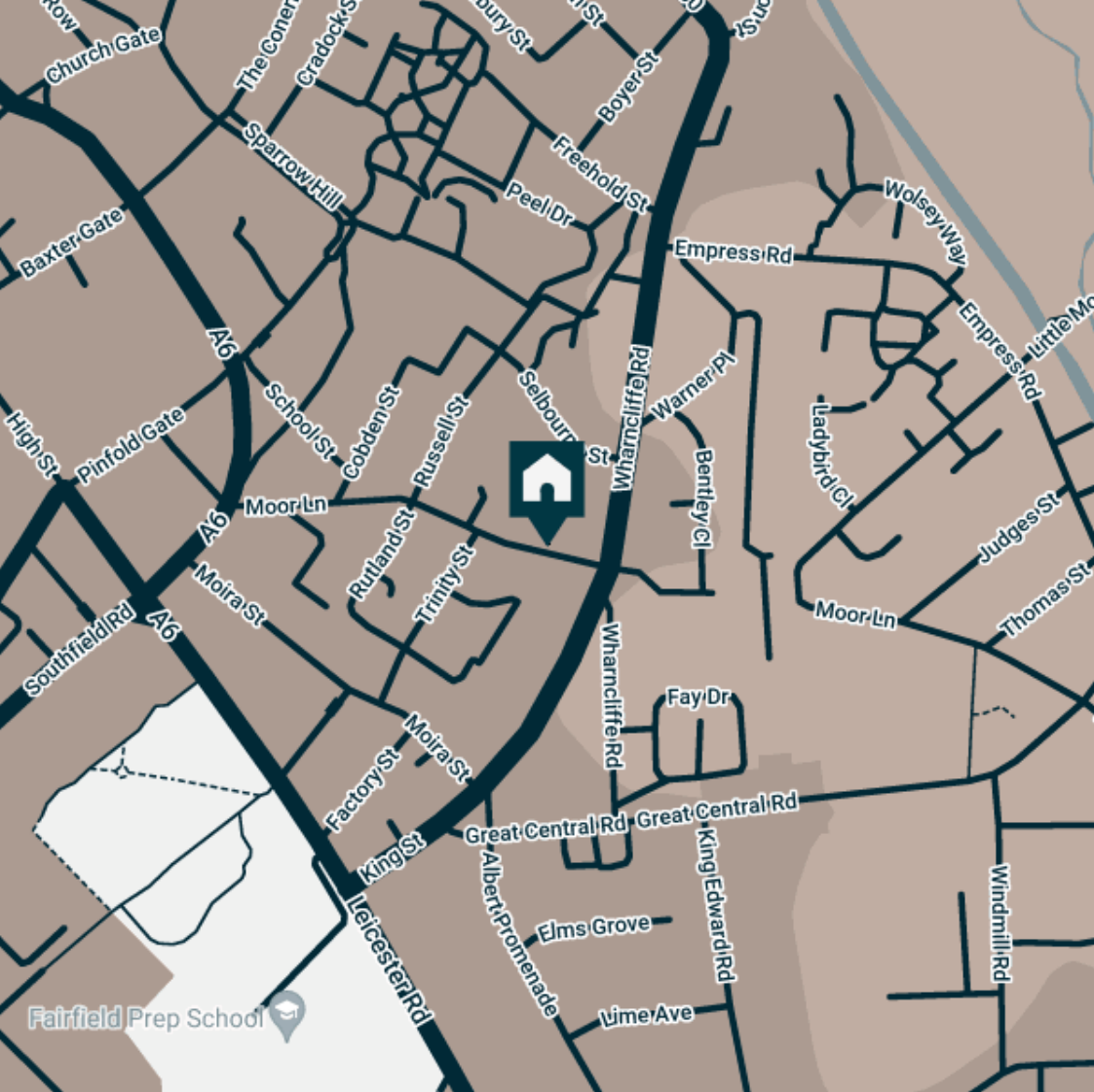
Living room



Living room



Dining Room



Supermarkets

Marks & Spencer	0.4 mi.
Tesco Superstore Loughborough	0.5 mi.
Sainsburys Loughborough	0.5 mi.
Aldi Loughborough	0.8 mi.
Lidl Loughborough	0.9 mi.

Gyms

NPC Performance Centre	0.2 mi.
Dynamite Gym Ltd	0.2 mi.
Fit4Less	0.3 mi.
Jim Play	0.3 mi.
PureGym Loughborough	0.4 mi.

Train Stations

Loughborough	0.6 mi.
Barrow upon Soar	2.7 mi.
Sileby	4.6 mi.
East Midlands Parkway	6.9 mi.
Syston	7.2 mi.

Nursery Schools

Cobden Childrens Centre	0.1 mi.
Lime Tree Nursery	0.1 mi.
Westwards Nursery	0.4 mi.
Babblebrooke Day Nursery	0.5 mi.
Small World Nursery	0.5 mi.

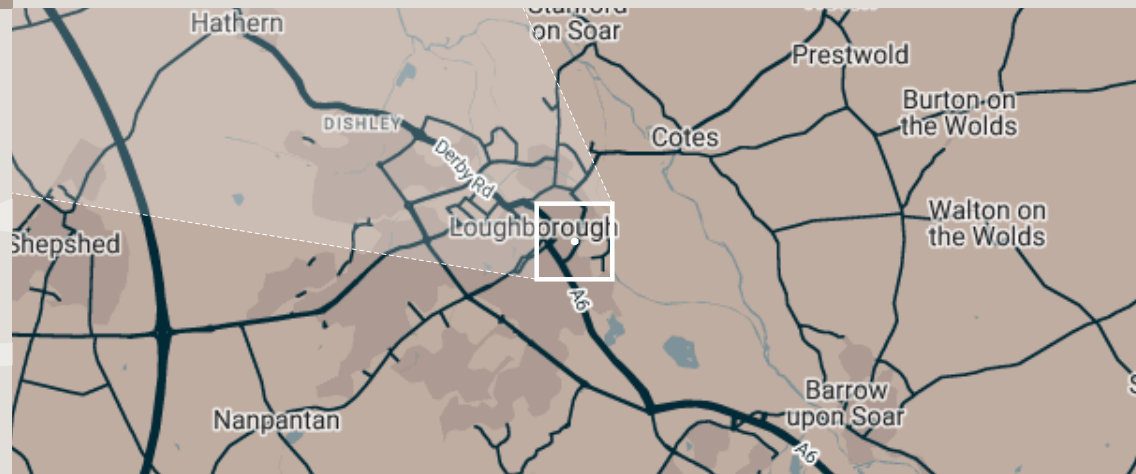
Primary School

Cobden Primary Sch	0.1 mi.
Fairfield Preparatory Sch	0.3 mi.
Loughborough High Sch	0.4 mi.
Our Lady's Convent Sch	0.5 mi.
Loughborough Grammar Sch	0.5 mi.

High School

Loughborough High Sch	0.4 mi.
Loughborough Grammar Sch	0.5 mi.
Limehurst Academy	0.5 mi.
Our Lady's Convent Sch	0.5 mi.
RNIB College Loughborough	0.8 mi.

Discover
Loughborough



Features

- ✓ Refurbished throughout
- ✓ New bathroom
- ✓ Two Double Bedrooms
- ✓ Close to Town Centre
- ✓ New Kitchen
- ✓ Beautifully Presented
- ✓ Low maintenance rear garden
- ✓ Pictured appliances included





Dining Room



Dining Room



Kitchen



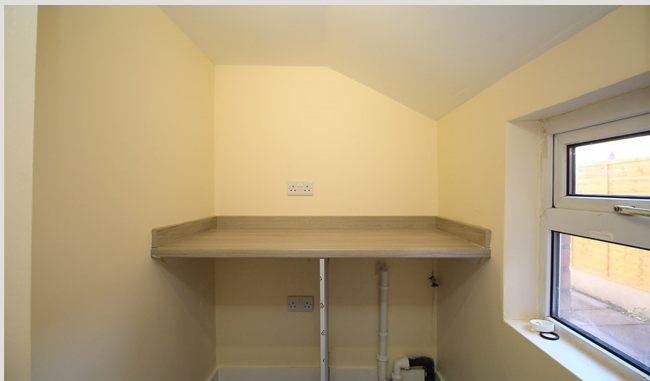
Kitchen



Kitchen



Kitchen



Utility



Master bedroom



Master bedroom



Master bedroom



Master bedroom



Master bedroom



Landing



Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Rear Garden

Available

Now

Rent

£750/pcm

Comes

Unfurnished

Deposit

£860

Bedrooms

2

EPC

TBC

Receptions

2

Council tax

Band A

Bathrooms

1

ID

#8014

Parking

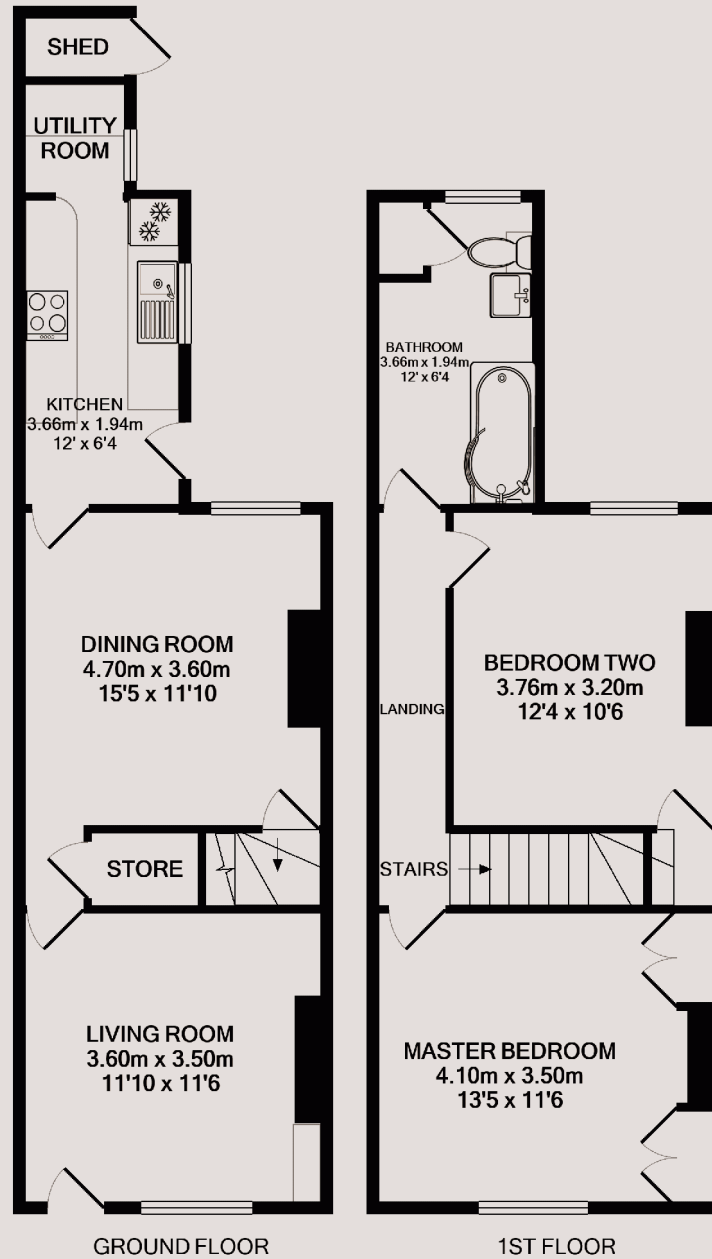
With permit

Updated

6 September 2022

Postcode

LE11 1BN





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.

Need a tenant? Ready to switch agents? Want to find out more? Call us between 9 am and 6 pm on 01509 320 320 or scan the link to find out more.



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