



1 Bed Ground Floor Room to rent, Byron Street Extension, Loughborough, LE11 5HE

£545/pcm (£126/pw) + £625 deposit [EPC: D]



Bed and bay window

Byron Street Extension, Loughborough, LE11 5HE

NEWLY renovated, contemporary GROUND floor DOUBLE bedroom, with large bay window, in a small THREE-bed shared house. Fully FURNISHED and fitted out to the highest standard including 50inch 4K smart TV and 500Mb SUPERFAST broadband. STYLISH fully EQUIPED kitchen with high grade APPLIANCES and kitchenware included, TWO washrooms, common room, maintained GARDEN. BILLS and WIFI included. DRIVEWAY parking. Just a short WALK into town.

The Bedroom 4.2m (13'9) x 3.32m (10'11)

The bedroom available has only just been fitted out and comes fully furnished with double bed with memory foam mattress, 50 inch 4K smart TV with Alexa built in. Includes all the furniture pictured including a wardrobe, bedside cabinet, desk with draws, chair, plenty of power points, large double-glazed bay window. Centrally heated.

Kitchen 4.56m (15') x 1.73m (5'8)

Newly fitted modern kitchen in gloss white with contrasting worktop. All the appliances and kitchenware you need are supplied included a large American fridge freezer.

Common room 3.6m (11'10) x 3.3m (10'10)

The hub of the home with smart LVT flooring, modern decor and large 4K flat screen TV. Due to be upgraded by February 2021.

Bathroom 2.58m (8'6) x 1.17m (3'10)

Located on the first floor this four piece bathroom is supported by a further shower room. Includes bath with shower mixer, separate oversized walk-in shower, toilet, sink and vertical radiator. Stylish staggered brick bond tiling completes the look.

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.

Shower room 2.07m (6'9) x 1.12m (3'8)

A newly fitted, stylish, shower room located on the first floor. Includes oversized shower, toilet, sink, heated towel rail along with storage and full height tiling.

Garden

Communal rear garden with patio and lawn. All maintained by the landlord. Great for BBQs in the summer.

Parking

Driveway parking for several cars. On street parking is also available without restriction.

Heating

Gas fired central heating.

Glazing

Modern, good quality, uPVC double glazing.



Bed with memory foam mattress



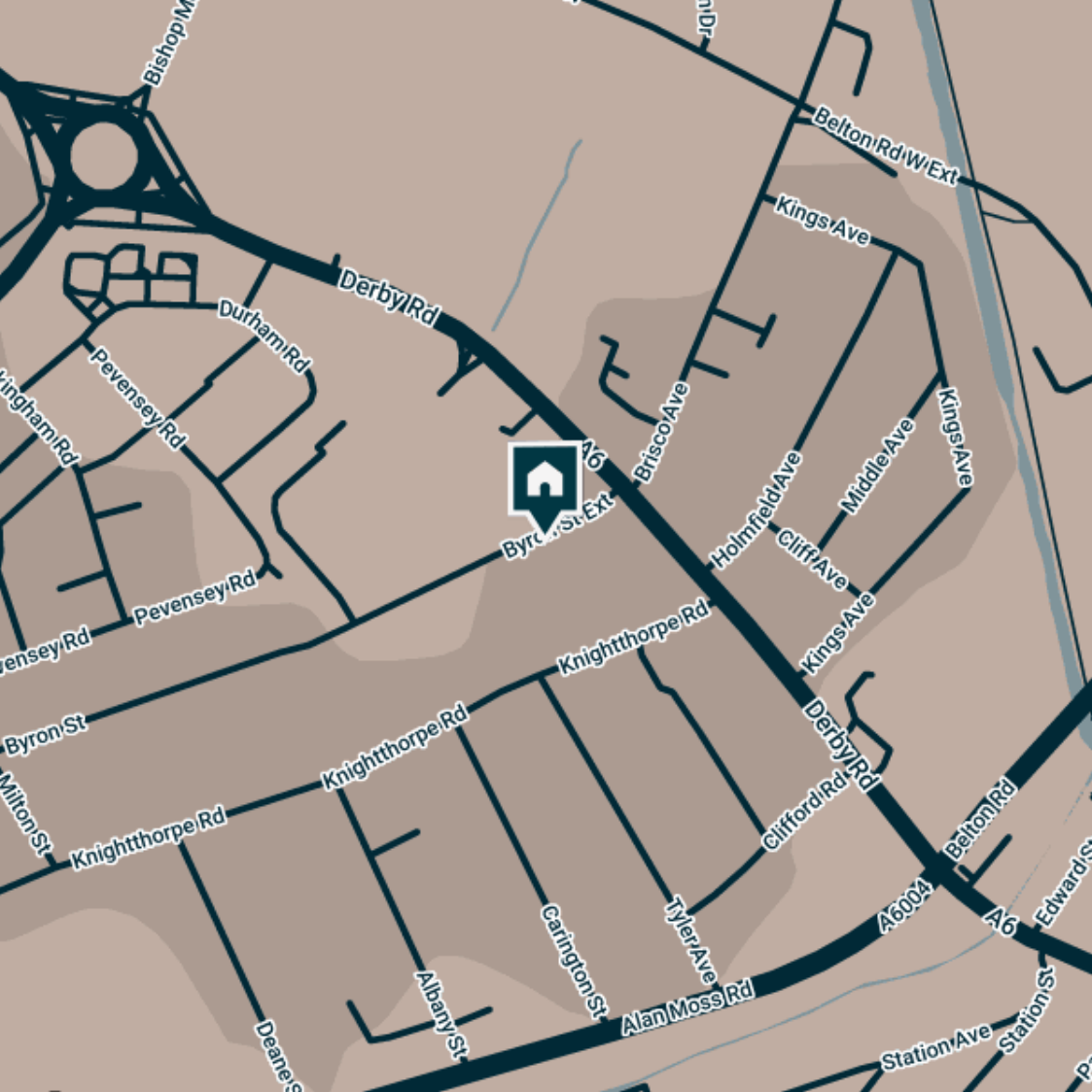
Wardrobe and 4k Smart TV



Desk and chair



Wardrobe



Supermarkets

Lidl Loughborough	0.3 mi.
Aldi Loughborough	0.5 mi.
Co-op Food Knightthorpe Rd	0.5 mi.
Sainsburys Loughborough	0.6 mi.
Marks & Spencer	0.7 mi.

Train Stations

Loughborough	1.1 mi.
Barrow upon Soar	3.8 mi.
Sileby	5.7 mi.
East Midlands Parkway	6 mi.
Long Eaton	7.8 mi.

Primary School

Robert Bakewell Primary Sch	0.4 mi.
St Marys Catholic Primary Sch	0.5 mi.
Limehurst Academy	0.7 mi.
Rendell Primary Sch	0.7 mi.
Thorpe Acre Junior Sch	0.8 mi.

Gyms

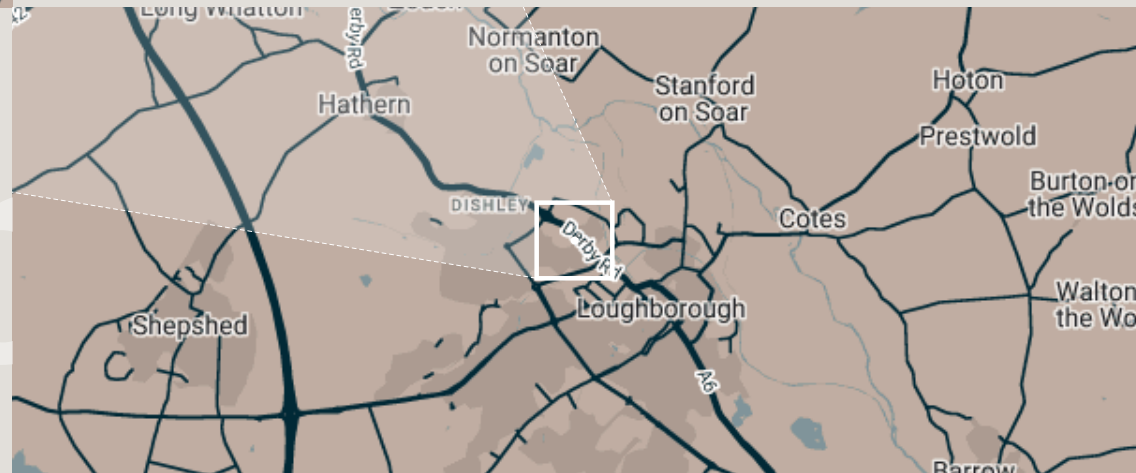
Anytime Fitness Loughborough	0.6 mi.
Loughborough University Pool	0.7 mi.
PureGym Loughborough	0.7 mi.
Loughborough Sport	0.8 mi.
Radmoor Centre	0.8 mi.

Nursery Schools

Robert Bakewell Playgroup	0.4 mi.
Busy Bees in Loughborough	0.5 mi.
Kingscliffe Day Nursery	0.5 mi.
Babblebrooke Day Nursery	0.6 mi.
Little House Day Nursery	0.6 mi.

High School

Limehurst Academy	0.7 mi.
RNIB College Loughborough	0.7 mi.
Loughborough College	0.8 mi.
The Garendon High Sch	0.9 mi.
Lboro Uni School Of The Arts	0.9 mi.



Features

- ✓ High end
- ✓ 500Mb Wi-Fi included
- ✓ Great kitchen
- ✓ Driveway parking
- ✓ Fully Furnished
- ✓ Bills included
- ✓ Two washrooms
- ✓ Ground floor location





Kitchen



Kitchen



Common room



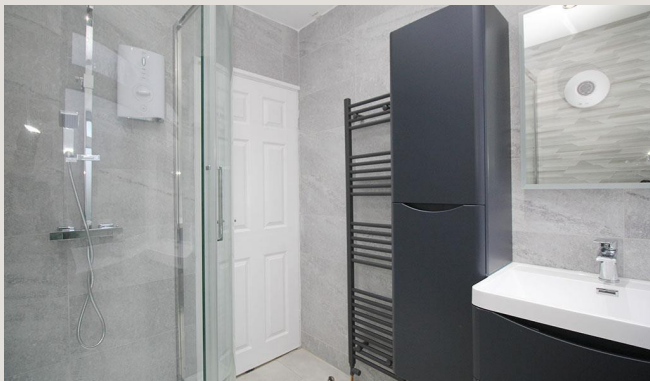
Entrance hall



Bathroom



Bathroom



Shower room



Shower room



Shower room



Provided equipment



Provided utensils



Provided pans



Induction hob



Provided cups and glasses



Garden and patio

Available
From 21/05/2022

Rent
£545/pcm

Comes
Furnished

Deposit
£625

Bedrooms
1

EPC
D (65)

Receptions
1

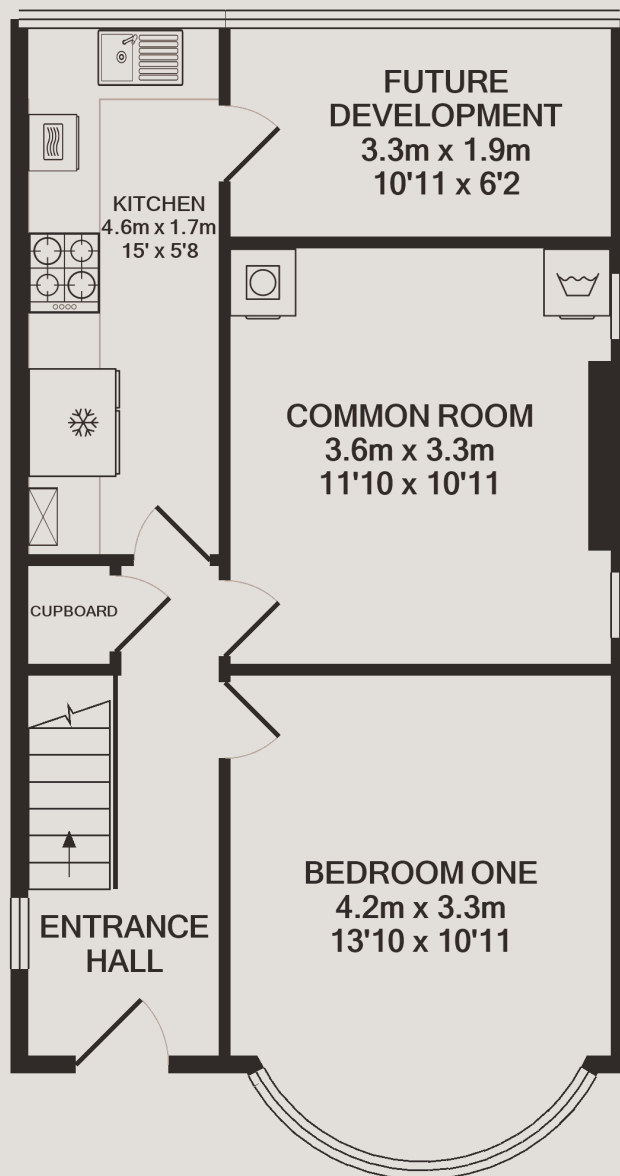
Postcode
LE11 5HE

Bathrooms
2

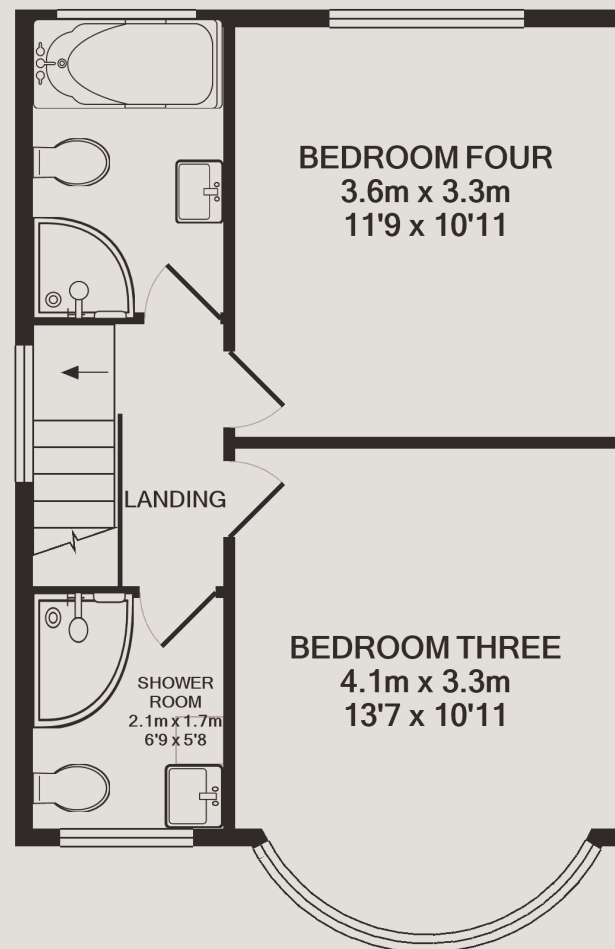
ID
#5451

Parking
Driveway

Updated
20 April 2022



GROUND FLOOR



1ST 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.

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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