

Byron Street Extension
Loughborough

1 Bed 1st Floor ROOMM • LE11 5HE • £545 pcm • £620 Deposit



Byron Street Extension, Loughborough

NEWLY renovated, contemporary FIRST 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 4.1m (13'5) x 3.3m (10'10)

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 4.1m (13'5) x 3.3m (10'10)

Newley 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 4.1m (13'5) 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 4.1m (13'5) x 3.3m (10'10)

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.

Shower room 4.1m (13'5) x 3.3m (10'10)

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 4.1m (13'5) x 3.3m (10'10)

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

Parking 4.1m (13'5) x 3.3m (10'10)

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

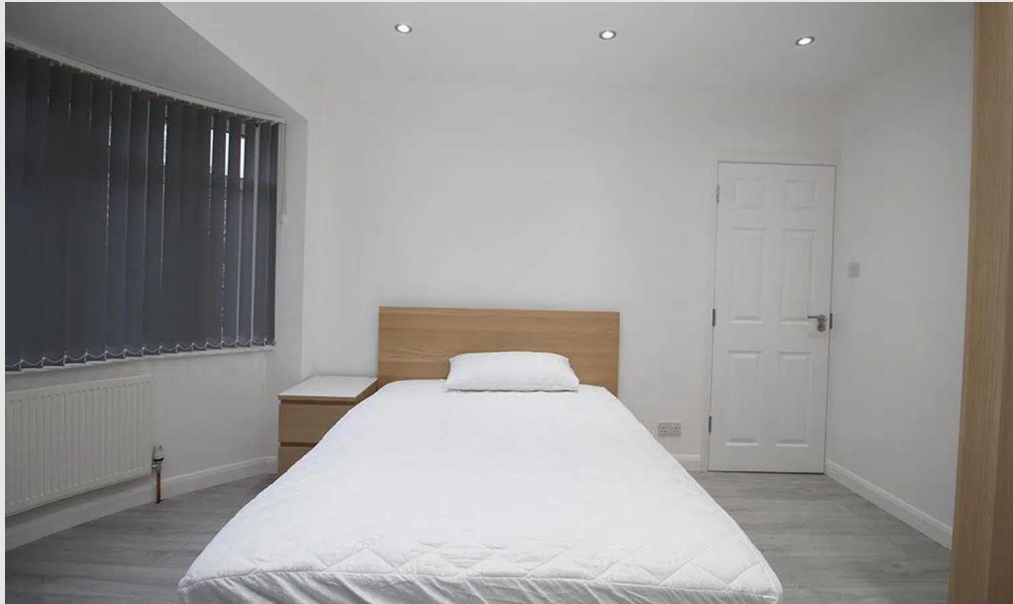
Heating 4.1m (13'5) x 3.3m (10'10)

Gas fired central heating.

Glazing 4.1m (13'5) x 3.3m (10'10)

Modern, good quality, uPVC double glazing.

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.



Bed with memory foam mattress



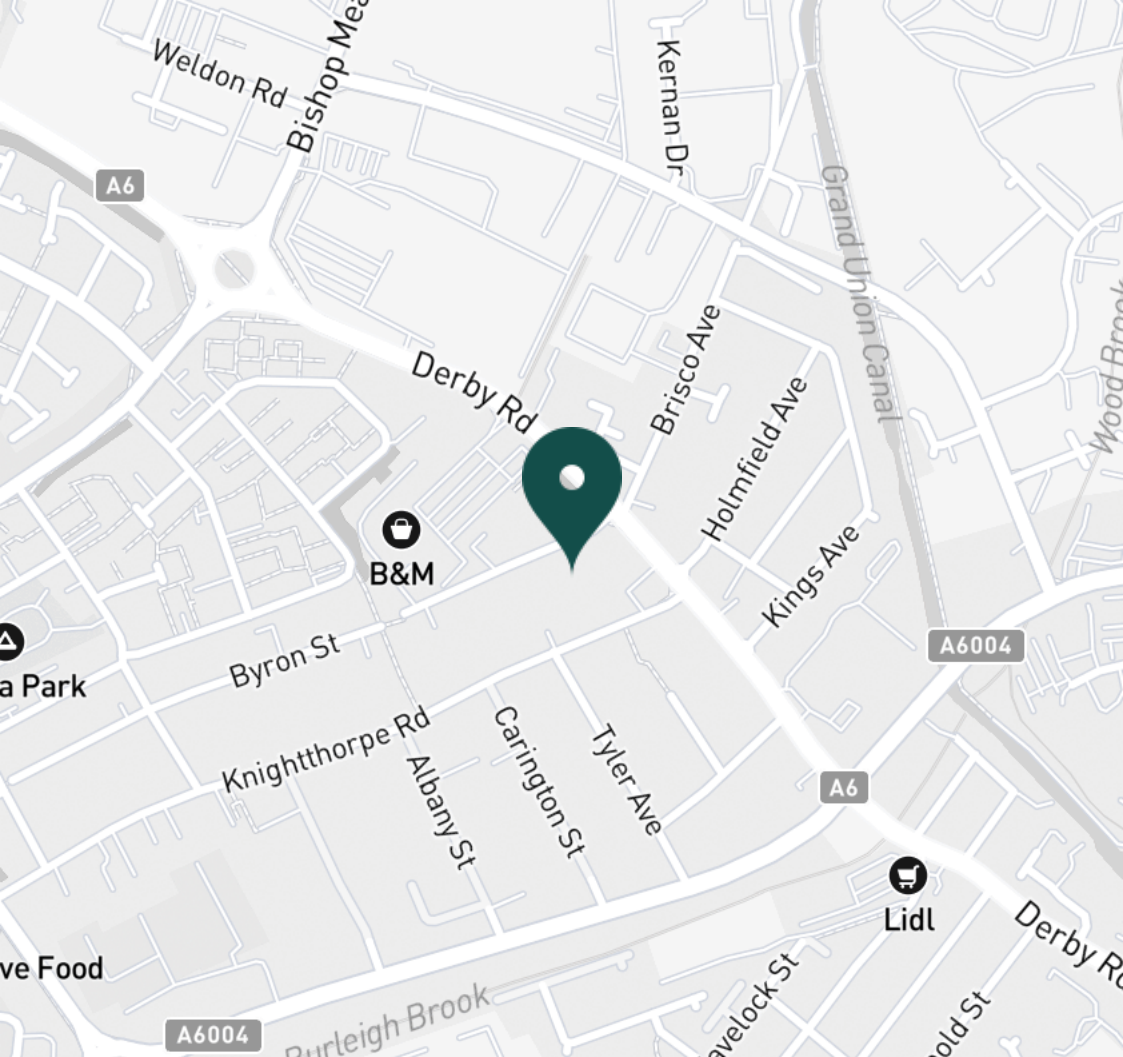
Wardrobe and 4k Smart TV



Desk and chair



Wardrobe



SUPERMARKETS

Lidl Loughborough	0.4 mi
Aldi Loughborough	0.6 mi
Tesco Superstore Loughborough	0.7 mi
Co-op Food Knightthorpe Rd	1.0 mi
Morrisons Loughborough	1.0 mi

TRAIN STATIONS

Loughborough	1.4 mi
Barrow upon Soar	4.7 mi
Sileby	6.5 mi
East Midlands Parkway	9.2 mi
Syston	10.6 mi

PRIMARY SCHOOLS

Robert Bakewell PS	0.6 mi
St Marys Catholic PS	0.9 mi
Rendell Primary School	1.1 mi
Loughborough CE PS	1.2 mi
Thorpe Acre Junior Sch	1.3 mi

GYMS

Anytime Fitness Loughborough	0.7 mi
PureGym Loughborough	0.8 mi
CrossFit Loughborough	1.2 mi
Dynamite Gym Ltd	1.3 mi
Loughborough University Pool	1.3 mi

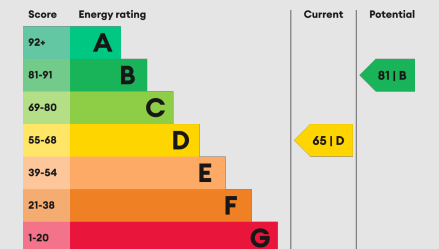
NURSERY SCHOOLS

Robert Bakewell Playgroup	0.5 mi
Busy Bees in Loughborough	0.7 mi
Babblebrooke Day Nursery	0.8 mi
Kingscliffe Day Nursery	0.9 mi
Small World Nursery	1.0 mi

HIGH SCHOOLS

Limehurst Academy	0.9 mi
RNIB College Loughborough	1.1 mi
The Garendon High Sch	1.3 mi
De Lisle Catholic Science C	1.3 mi
Loughborough College	1.4 mi

Discover
Loughborough



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

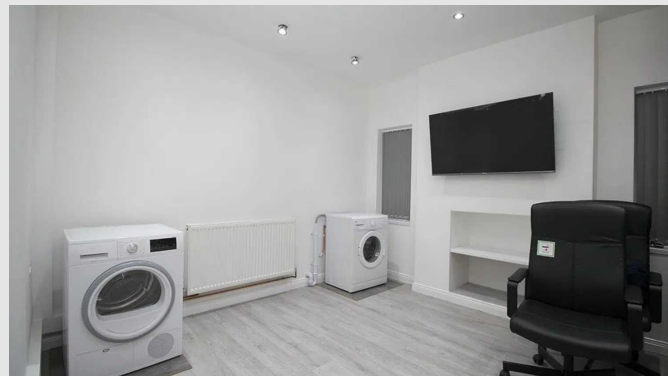




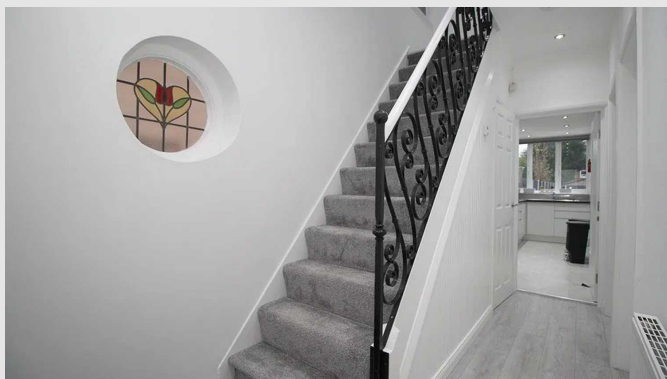
Kitchen



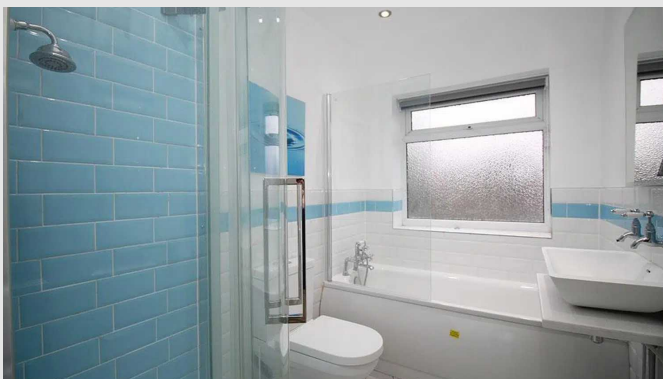
Kitchen



Common Room



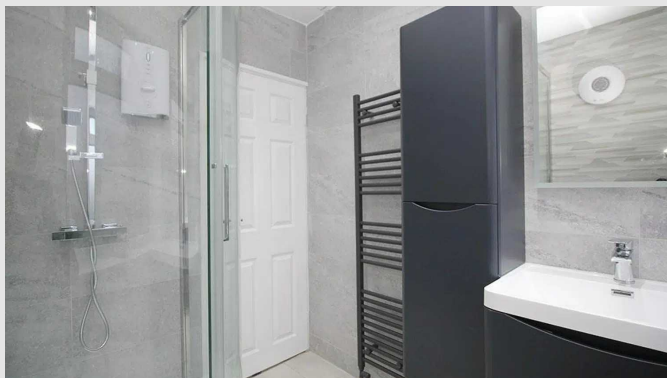
Entrance hall



Bathroom



Bathroom



Shower room



Shower room



Shower room

Available
From 06/03/2023

Comes
Unfurnished

Bedrooms
1

Receptions
1

Bathrooms
2

Parking
Allocated

Postcode
LE11 5HE

Rent
£545 pcm

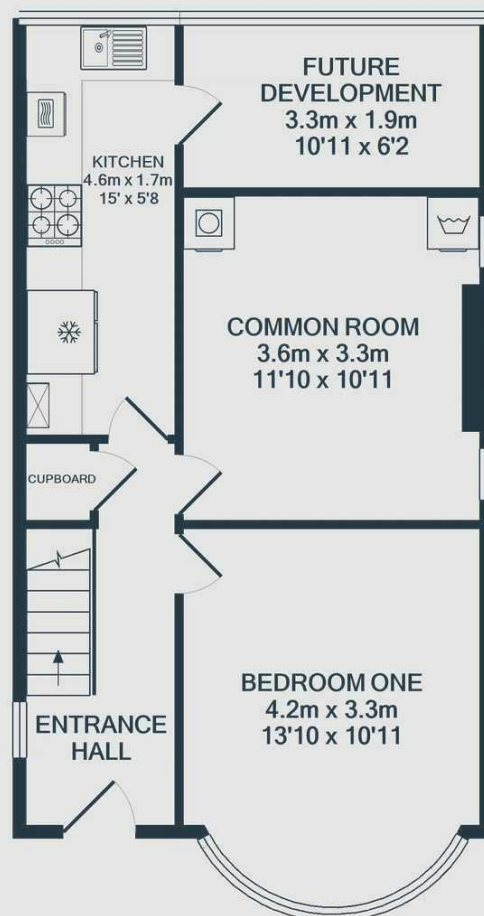
Deposit
£620

EPC
D

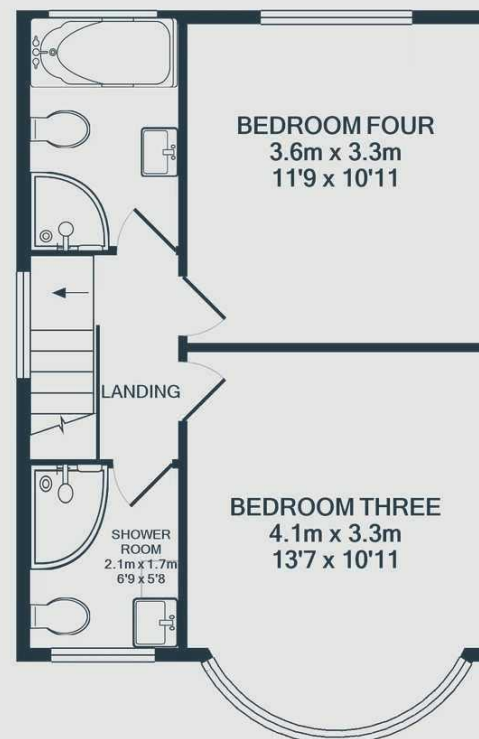
Council Tax Band
B

ID
#5505

Updated
06/02/2023



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.



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