

Derby Road
Loughborough

1 Bed 1st Floor Room • LE11 5HL • £425 pcm • £490 Deposit



Derby Road, Loughborough

Contemporary single BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. OPEN PLAN kitchen diner. Fully FURNISHED to a high standard. DRIVEWAY parking. All the kitchen APPLIANCES included. BILLS and WIFI included. Just a short walk to the town.

Lounge and Diner 3.7m (12'2) x 3.6m (11'10)

The hub of the home with smart wood flooring, modern decor and large 4K flat screen TV. Open plan to the Kitchen keeps the home social. French doors to the garden.

Kitchen 5.1m (16'9) x 1.9m (6'3)

Stunning gloss white kitchen complete with breakfast bar and stalls. Open plan to the lounge and TV area. All the kitchen appliances you need are included. Access to the garden.

The Bedroom 2.3m (7'7) x 2.14m (7'0)

The bedroom available comes fully furnished with bed, 42 inch 4K TV, Freeview, wardrobe and chests of draws. Plenty of power points, double glazed and centrally heated.

Bathroom 2.1m (6'11) x 1.4m (4'7)

Contemporary three piece bathroom suite complete with electric shower over the bath, fully tiled. There is also a separate toilet for convenience.

Garden

Private and low maintenance rear garden with patio, decking and a bike stand to the side of the house. Great for BBQs in the summer.

Parking

Driveway parking for up to three cars. On street parking is also available with a permit.

Heating

Gas fired central heating.

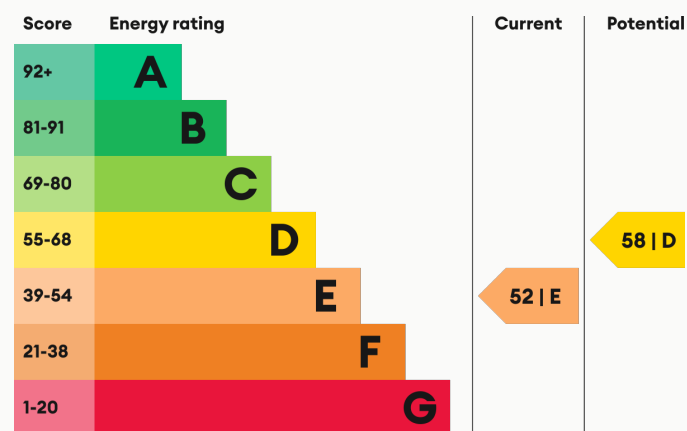
Glazing

Modern, good quality, uPVC double glazing.

Bills

All utility bills are included and Council tax is apportioned.

Energy Performance



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.



Lounge diner



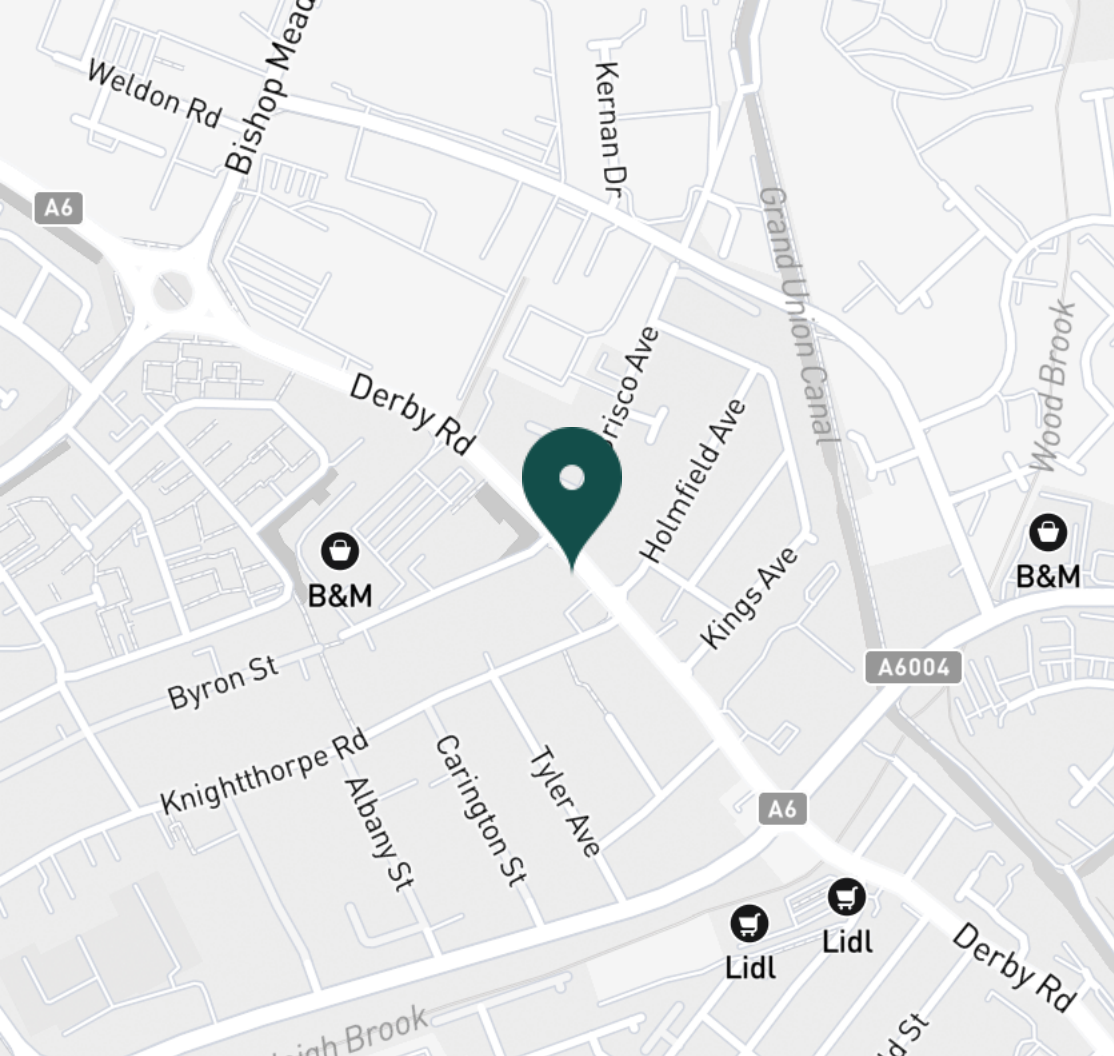
Lounge diner



Kitchen



Kitchen



SUPERMARKETS

Lidl Loughborough	0.3 mi
Aldi Loughborough	0.6 mi
Tesco Superstore Loughborough	0.7 mi
Co-op Food Knightthorpe Rd	0.9 mi
Morrisons Loughborough	1.0 mi

GYMS

Anytime Fitness Loughborough	0.6 mi
PureGym Loughborough	0.8 mi
CrossFit Loughborough	1.1 mi
Dynamite Gym Ltd	1.2 mi
Loughborough University Pool	1.3 mi

TRAIN STATIONS

Loughborough	1.4 mi
Barrow upon Soar	4.6 mi
Sileby	6.4 mi
East Midlands Parkway	9.2 mi
Syston	10.5 mi

NURSERY SCHOOLS

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

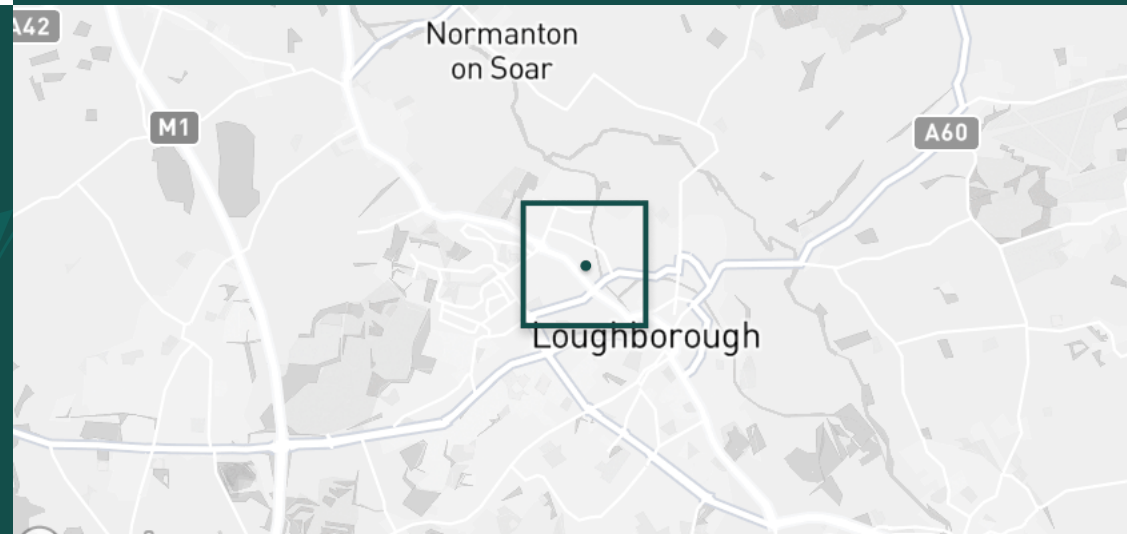
PRIMARY SCHOOLS

Robert Bakewell PS	0.6 mi
St Marys Catholic PS	0.8 mi
Rendell Primary School	1.1 mi
Loughborough CE PS	1.1 mi
Thorpe Acre Junior Sch	1.2 mi

HIGH SCHOOLS

Limehurst Academy	0.8 mi
RNIB College Loughborough	1.0 mi
The Garendon High Sch	1.3 mi
De Lisle Catholic Science C	1.3 mi
Loughborough College	1.4 mi

Discover
Loughborough



- ✓ Bills and Wi-Fi included
- ✓ Council Tax included
- ✓ Great Living area
- ✓ Fully Furnished
- ✓ Students or professionals
- ✓ Driveway

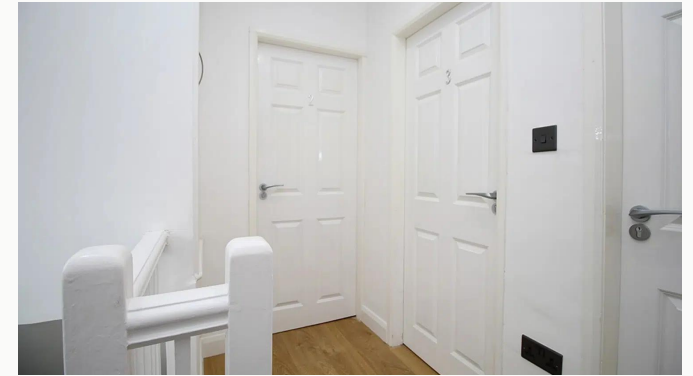




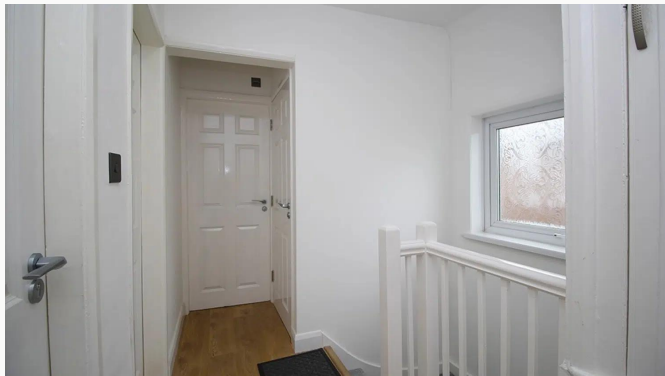
Room Two



Room Two



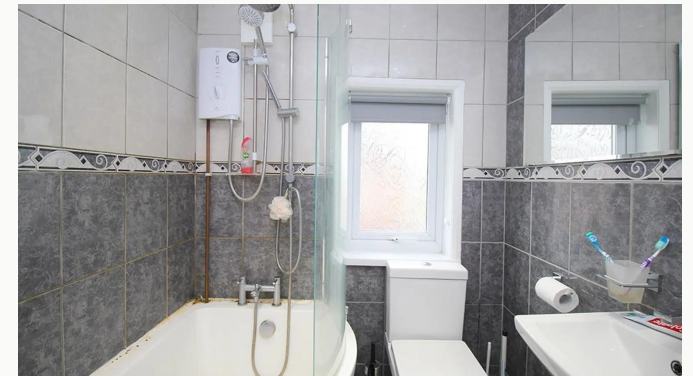
Landing



Landing



Bathroom



Bathroom



Toilet



Entrance Hall



Bike stand



Garden



Patio and Decking



Driveway parking



Derby Road

Available
From 14/12/2024

Comes
Furnished

Bedrooms
1

Receptions
1

Bathrooms
1

Parking
Driveway

Postcode
LE11 5HL

Rent
£425 pcm

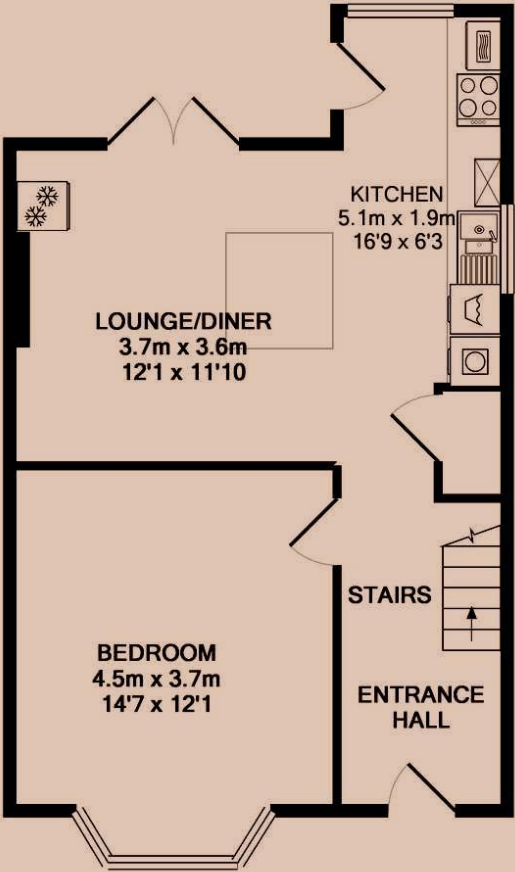
Deposit
£490

EPC
52 | E

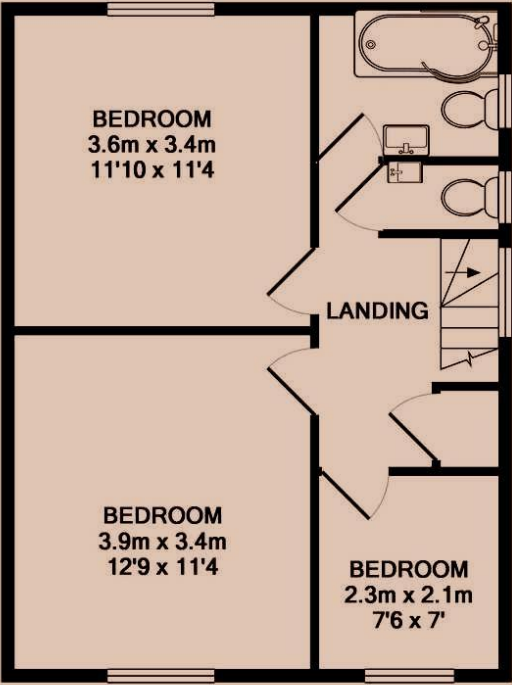
Council Tax Band
B

ID
#947

Updated
11/11/2024



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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