

Student

# *Stirling Avenue*

Loughborough

4 Bed Student House • LE11 4LJ • £115 pppw • £400 Deposit Per Person



## Stirling Avenue, Loughborough

A spacious four bedroom student property, fully furnished and available to let for the following academic year. On the first floor is a spacious lounge, dining room, conservatory, downstairs toilet, extended kitchen including main appliances and a double bedroom. On the first floor is three more double bedrooms and the main bathroom. A sizeable private garden to the rear. Bills Included. Academic Year 2024 - 2025.

### Lounge 4.35m (14'3) x 3.65m (12')

A spacious lounge situated at the rear of the property, overlooking the rear garden. Open to the dining room, includes furniture and TV.

### Dining Room 3.26m (10'8) x 2.66m (8'9)

Open to the lounge, a second reception room. French doors give access to the conservatory. Furniture included.

### Kitchen 5.21m (17'1) x 2.4m (7'10)

An extended kitchen space, including a fridge/freezer, washing machine, microwave, toaster, kettle, oven and hob.

### Conservatory 2.89m (9'6) x 2.86m (9'5)

An additional sitting room, accessed via the dining room.

### Four Bedrooms

Four double bedrooms, three situated upstairs and one downstairs. Furniture included.

### Bathroom 2.39m (7'10) x 1.79m (5'10)

A shared three piece bathroom, including a bath, sink, toilet and shower above the bath.

### Water Closet 1.72m (5'8) x 1.2m (3'11)

Located downstairs, a water closet including a toilet and sink.

### Utilities

Bills included

### Garden

A sizeable enclosed rear garden, accessed via side gate, kitchen door and conservatory French doors.

### Parking

Non-restricted on street parking available on Stirling Avenue.

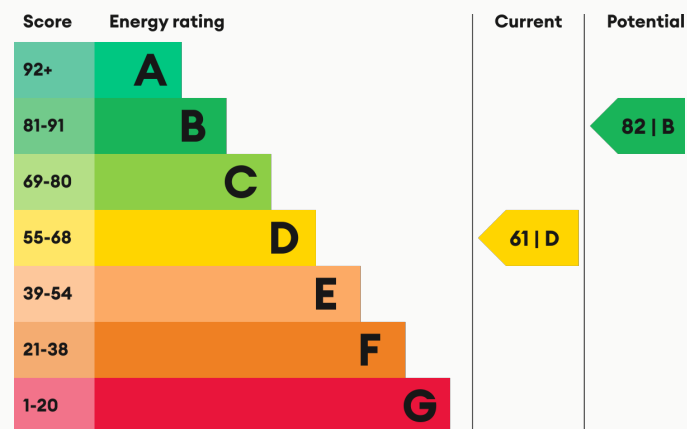
### Heating

Gas-fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### 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



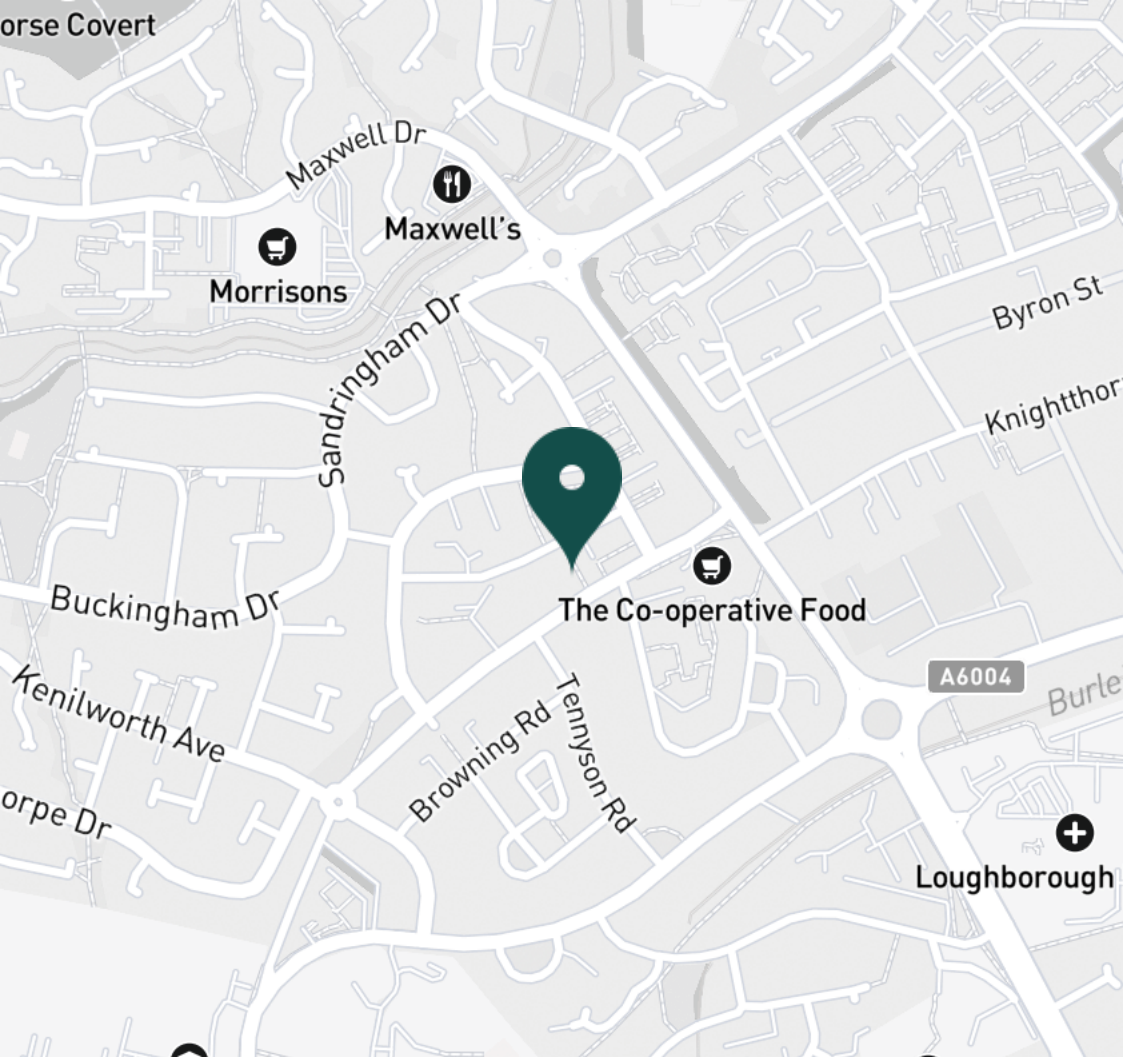
Dining Room



Dining Room



Dining Room



### SUPERMARKETS

Co-op Food Knightthorpe Rd	0.1 mi
Morrisons Loughborough	0.5 mi
Lidl Loughborough	1.0 mi
Aldi Loughborough	1.2 mi
Tesco Superstore Loughborough	1.3 mi

### GYMS

Loughborough University Pool	0.9 mi
Loughborough Sport	0.9 mi
Radmoor Centre	1.0 mi
Anytime Fitness Loughborough	1.2 mi
PureGym Loughborough	1.4 mi

### TRAIN STATIONS

Loughborough	2.0 mi
Barrow upon Soar	4.9 mi
Sileby	6.7 mi
East Midlands Parkway	9.5 mi
Syston	11.6 mi

### NURSERY SCHOOLS

Little House Day Nursery	0.6 mi
Charnwood College Playgroup	0.7 mi
Robert Bakewell Playgroup	0.7 mi
Kingscliffe Day Nursery	0.9 mi
Loughborough Campus Nursery	1.0 mi

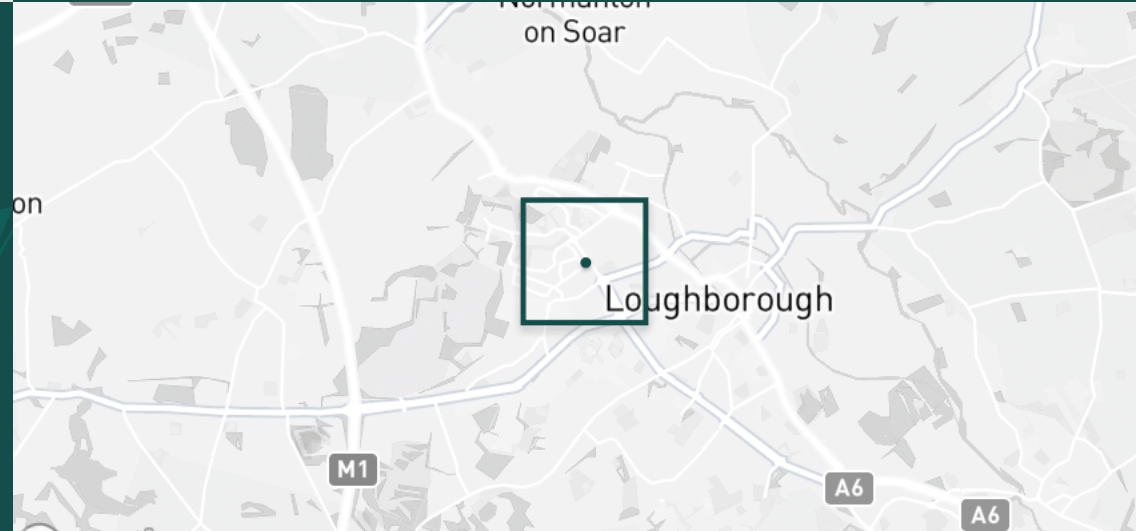
### PRIMARY SCHOOLS

Thorpe Acre Junior Sch	0.5 mi
Ashmount Sch	0.7 mi
Booth Wood PS	0.8 mi
Robert Bakewell PS	0.8 mi
Stonebow County PS	1.1 mi

### HIGH SCHOOLS

The Garendon High Sch	0.5 mi
De Lisle Catholic Science C	0.6 mi
Charnwood College	0.7 mi
Ashmount Sch	0.7 mi
Loughborough College	1.0 mi

Discover  
*Loughborough*



- ✓ Bills Included
- ✓ Available July '24
- ✓ Student
- ✓ Large Lounge
- ✓ Four Bedrooms
- ✓ Conservatory

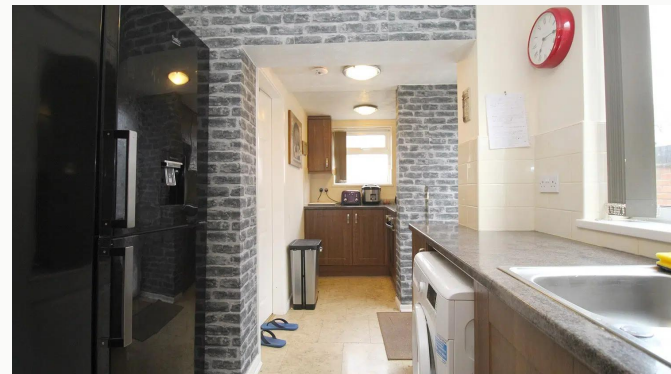




Kitchen



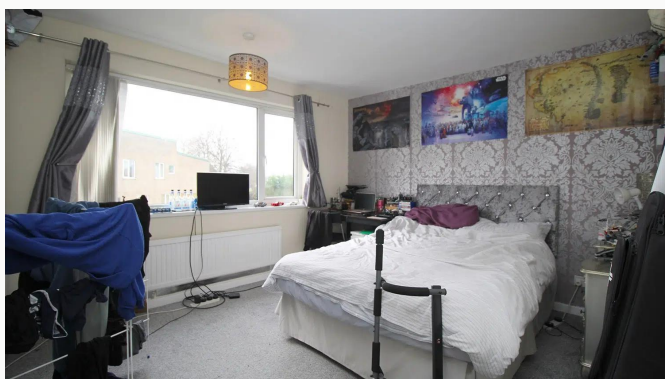
Kitchen



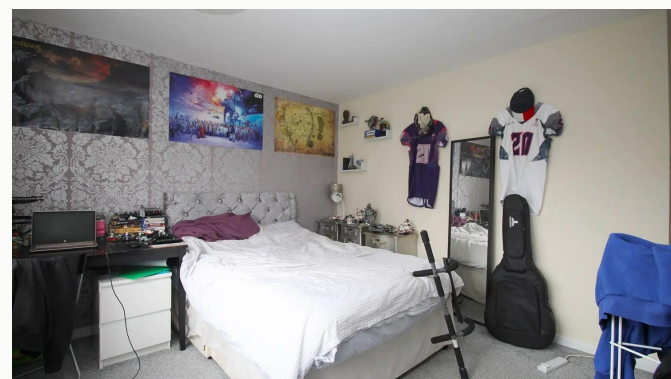
Kitchen



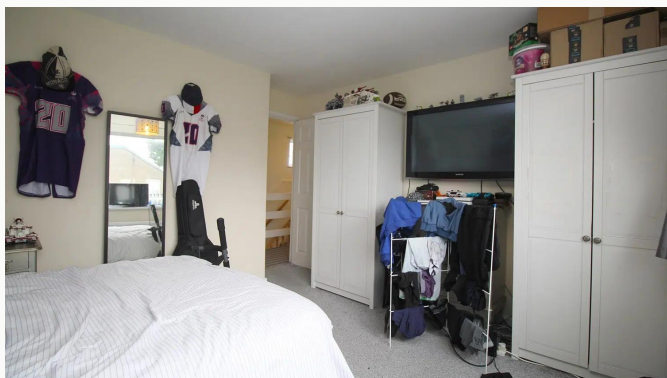
Kitchen



Bedroom



Bedroom



Bedroom



Bedroom



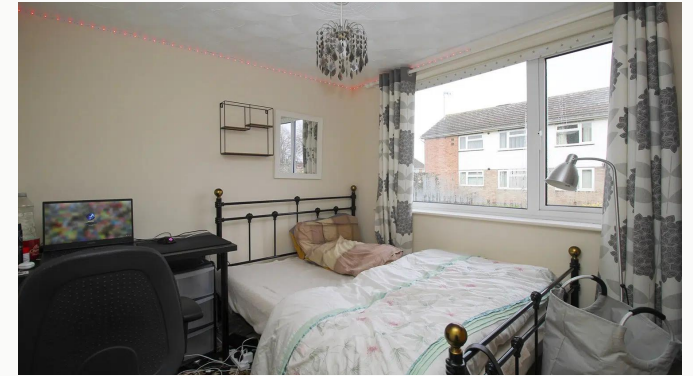
Bedroom



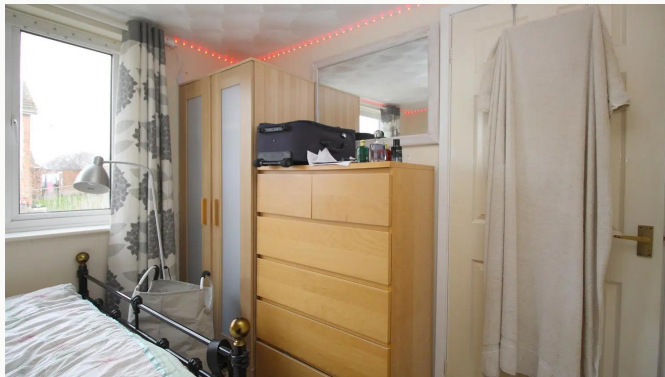
Bedroom



Bedroom



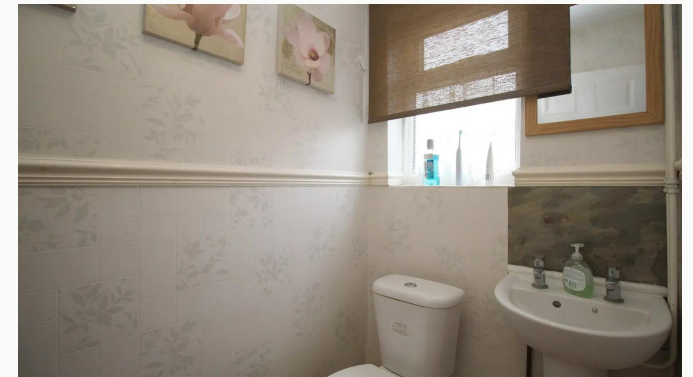
Bedroom



Bedroom



Bathroom



Water Closet



Garden



Garden



Garden



Stirling Avenue



**Available**  
From 01/07/2024

**Comes**  
Furnished

**Bedrooms**  
4

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
On Street

**Postcode**  
LE11 4LJ

**Rent**  
£115 pppw

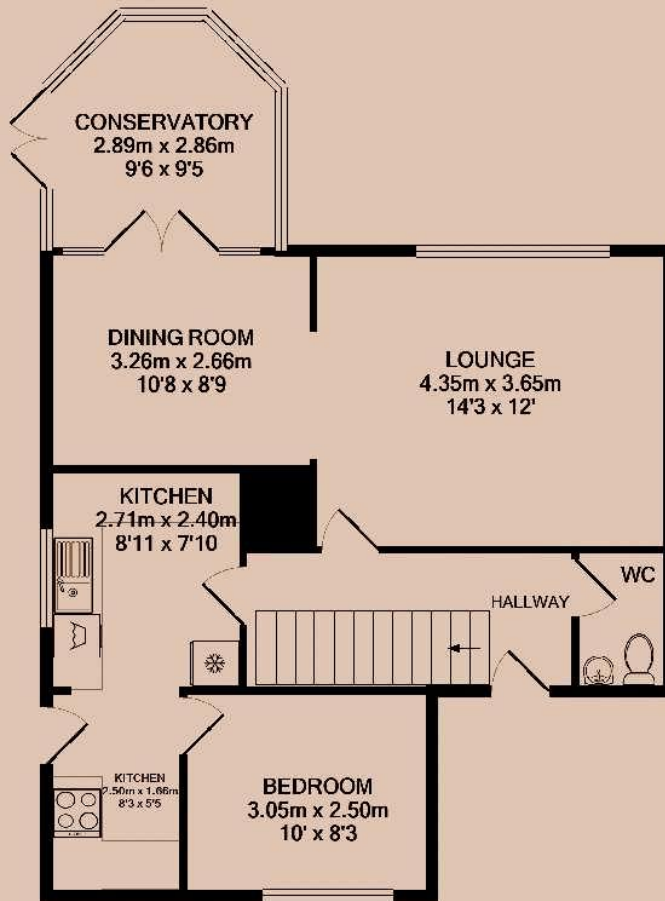
**Deposit**  
£1,600

**EPC**  
61 | D

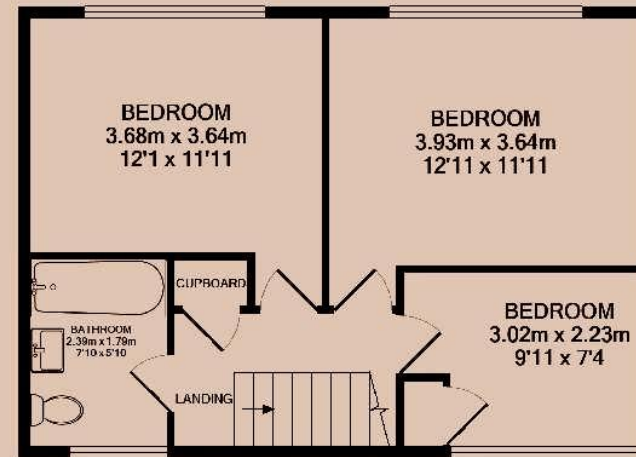
**Council Tax Band**  
B

**ID**  
#9751

**Updated**  
31/10/2023



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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