

A photograph of a modern bedroom. In the foreground, a bed with a white duvet is partially visible. To the left is a tall, light-colored wooden wardrobe with two doors. In the center, a fireplace with a wooden mantel and a black tiled surround is set against a wall with purple floral wallpaper. A flat-screen TV is mounted on the wall above the mantel. To the right of the fireplace is a desk with a light-colored wooden top and a black office chair. A doorway in the background leads to another room where another desk and chair are visible.

# *Forest Road*

## Loughborough

1 Bed Ground Floor ROOMM • LE11 3NR • £550 pcm • £630 Deposit



## *Forest Road, Loughborough*

LARGE contemporary GROUND floor double BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. OPEN PLAN kitchen diner. Fully FURNISHED to a high standard. All BOSH kitchen APPLIANCES included. BILLS and up to 300mbps WIFI included. DRIVEWAY parking. Just a short WALK into town.

### **The bedroom** 4.1m (13'5) x 3.9m (12'10)

The bedroom available comes fully furnished with bed and memory foam mattress, 42 inch 4K Toshiba TV, Freeview, a bay window, a large wardrobe, a bedside cabinet, desk with draws, chair, plenty of power points, large double glazed bay window with views of Forest road and centrally heated. Marked as Bedroom One on the floor plan.

### **Lounge / Diner** 4.1m (13'5) x 3.9m (12'10)

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. Patio doors to the garden.

### **Kitchen** 4.1m (13'5) x 3.9m (12'10)

Stunning 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.

### **Bathroom** 4.1m (13'5) x 3.9m (12'10)

Located on the first floor opposite the bedroom. This four piece bathroom is shared with just three other occupants. Includes oversized bath, separate shower cubical, toilet, sink, heated towel rail along with plenty of storage.

### **Garden** 4.1m (13'5) x 3.9m (12'10)

Private and low maintenance rear garden with patio and decking. Rattan style garden furniture and a BBQ will be provided during the Summer.

### **Parking** 4.1m (13'5) x 3.9m (12'10)

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

### **Heating** 4.1m (13'5) x 3.9m (12'10)

Gas fired central heating.

### **Glazing** 4.1m (13'5) x 3.9m (12'10)

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.



The Bedroom



The Bedroom

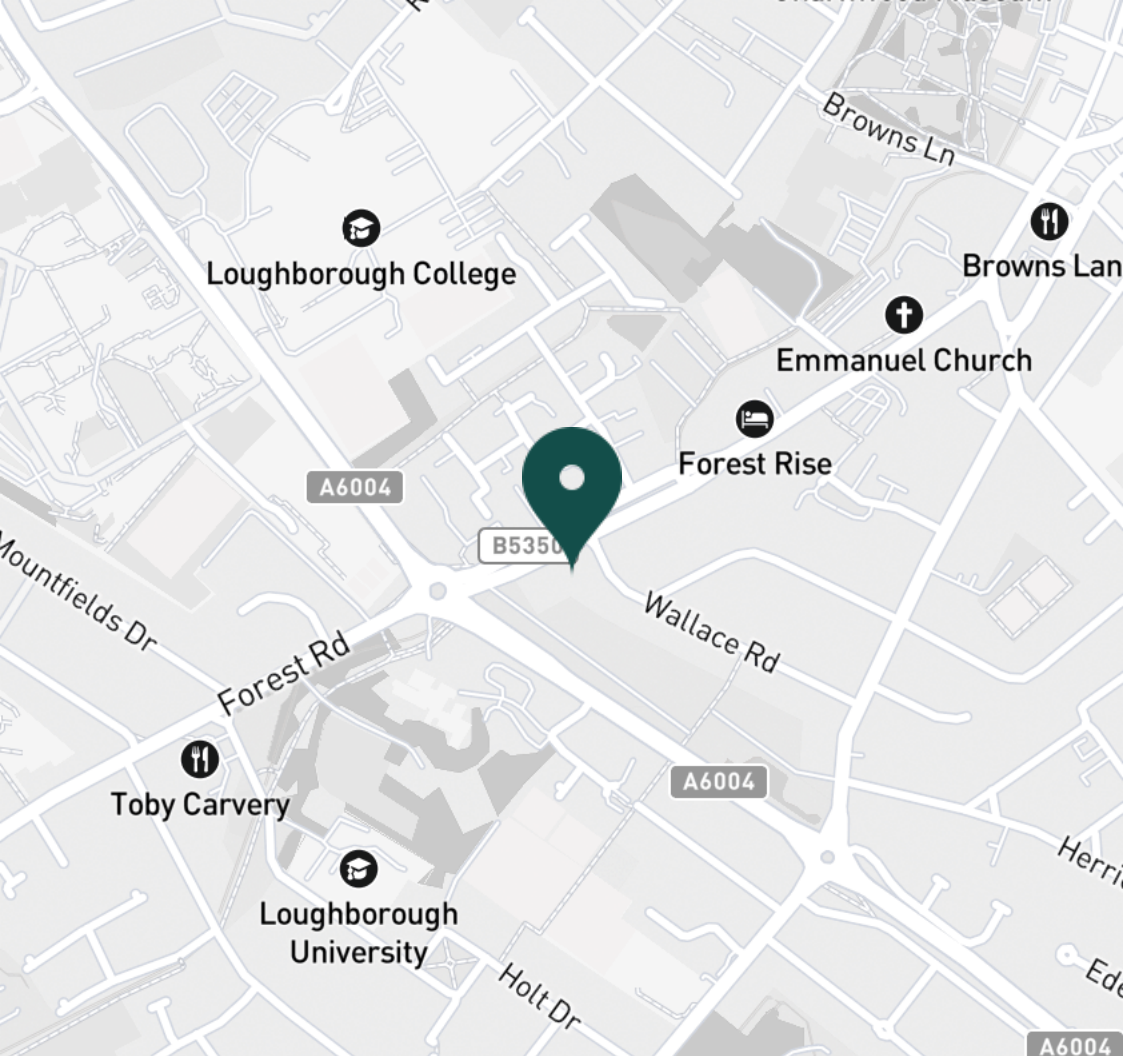


Wardrobe



Bathroom





#### SUPERMARKETS

Tesco Extra Loughborough	0.9 mi
Co-op Food Knightthorpe Rd	1.2 mi
Sainsburys Loughborough	1.2 mi
Tesco Superstore Loughborough	1.2 mi
Marks & Spencer	1.4 mi

#### GYMS

Radmoor Centre	0.5 mi
Loughborough University Pool	0.6 mi
Loughborough Sport	0.7 mi
Fit4Less	0.8 mi
Dynamite Gym Ltd	0.9 mi

#### TRAIN STATIONS

Loughborough	1.8 mi
Barrow upon Soar	3.8 mi
Sileby	5.5 mi
Syston	9.6 mi
South Wigston	10.8 mi

#### NURSERY SCHOOLS

Emmanuel PS	0.4 mi
Parkside PS	0.6 mi
Loughborough Campus Nursery	0.8 mi
Little House Day Nursery	0.9 mi
Westwards Nursery	0.9 mi

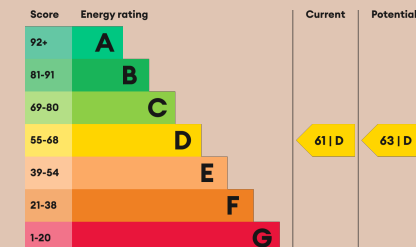
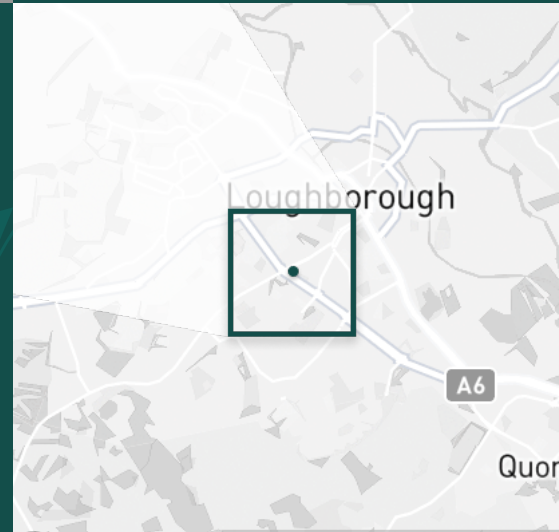
#### PRIMARY SCHOOLS

Mountfields Lodge Sch	0.3 mi
Sacred Heart Catholic PS	0.5 mi
Our Lady's Convent Sch	0.9 mi
Beacon Primary Academy	1.0 mi
Loughborough CE PS	1.1 mi

#### HIGH SCHOOLS

Loughborough College	0.5 mi
Lboro Uni School Of The Arts	0.5 mi
Our Lady's Convent Sch	0.9 mi
RNIB College Loughborough	1.4 mi
The Garendon High Sch	1.4 mi

Discover  
*Loughborough*





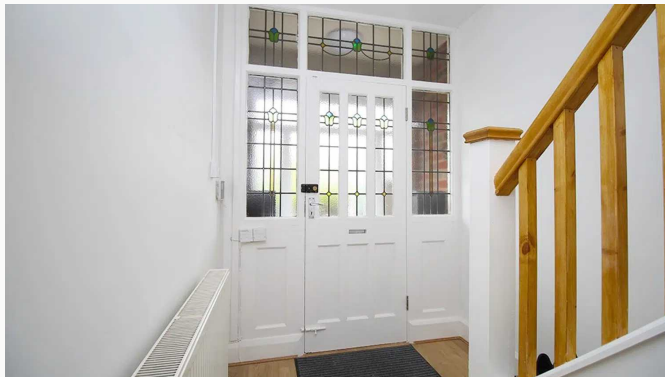
Bath



Bathroom



Landing



Entrance hall



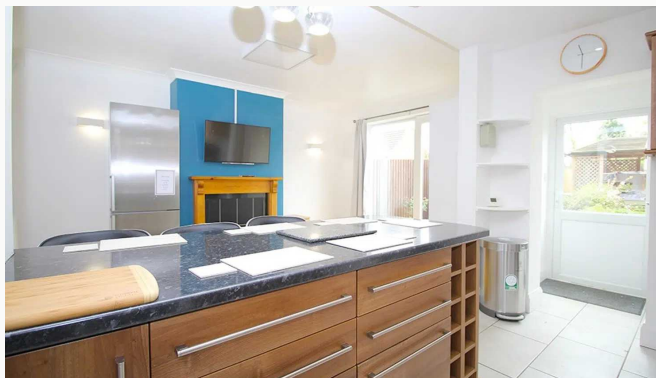
kitchen



Kitchen



Kitchen



Kitchen to Living room



Living room



**Available**  
From 02/06/2023

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Allocated

**Postcode**  
LE11 3NR

**Rent**  
£550 pcm

**Deposit**  
£630

**EPC**  
61 | D

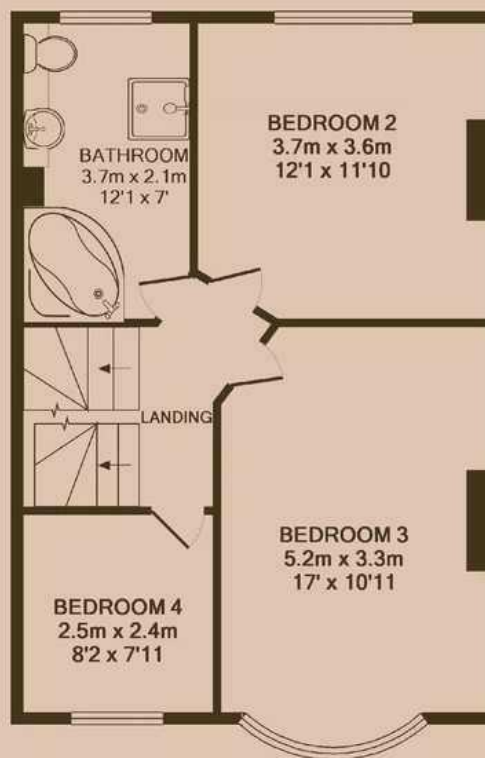
**Council Tax Band**  
D

**ID**  
#1234

**Updated**  
05/05/2023



GROUND FLOOR



1ST FLOOR



2ND 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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