

A modern bedroom interior with a large bed, a desk, and a window with vertical blinds. The room features a large bed with a white quilted duvet and a wooden frame. A desk with a black office chair is positioned near the window. A large window with vertical blinds provides a view of the outside. A flat-screen TV is mounted on the wall. The room has a clean, minimalist aesthetic with white walls and a wooden floor.

# *Kings Avenue*

## Loughborough

1 Bed Room In A Shared House • LE11 5HY • £575 pcm • £660 Deposit



# Kings Avenue, Loughborough

Suitable for couples, a contemporary double BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. Kitchen & Lounge. 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 / Diner

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

### Kitchen

Situated to the rear of the property on the ground floor, a practical kitchen with access to the rear garden. A washing machine, dryer, oven and hob are included with utensils and crockery stored in the cupboards. Two large fridge freezers are located in the diner.

### The Bedroom

Situated to the front of the property on the first floor, a sizeable double bedroom with all furniture and 4K TV pictured included. Lockable bedroom door.

### Bathroom

A contemporary four piece washroom including a corner bath, walk-in-shower, sink and toilet. Situated on the first floor overlooking the rear garden.

### Garden

A sizeable garden area to the rear with access along the side of the house. Sorry, the garage is locked for landlord's use.

### Parking

Driveway parking available with further parking available without restriction on Kings Avenue.

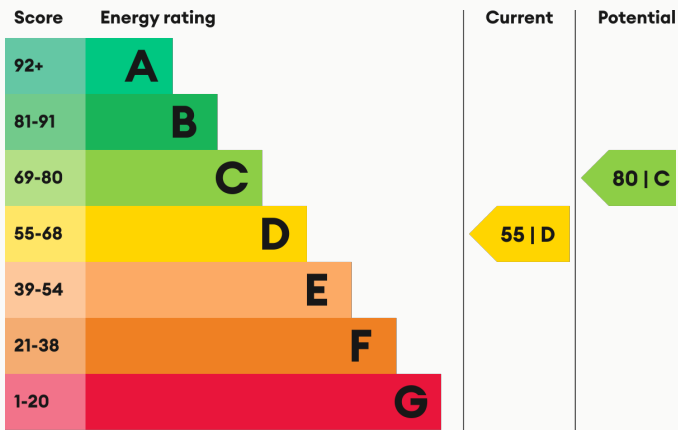
### Heating

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.





Bedroom



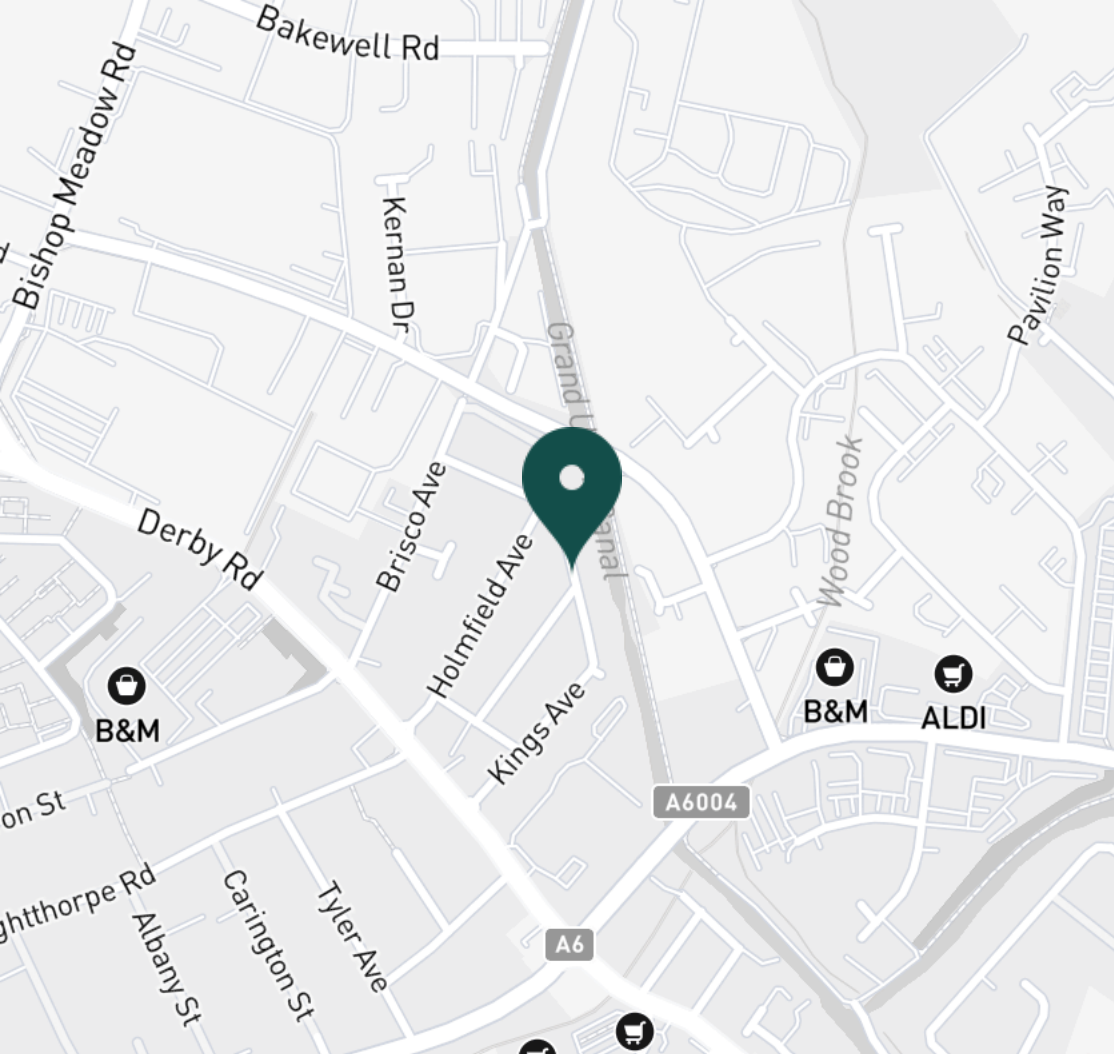
Kings Avenue



Kitchen



Kitchen



#### SUPERMARKETS

Lidl Loughborough	0.4 mi
Aldi Loughborough	0.7 mi
Tesco Superstore Loughborough	0.8 mi
Co-op Food Knightthorpe Rd	0.8 mi
Sainsburys Loughborough	1.1 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	1.5 mi

#### TRAIN STATIONS

Loughborough	1.5 mi
Barrow upon Soar	4.6 mi
Sileby	6.5 mi
East Midlands Parkway	9.5 mi
Syston	10.6 mi

#### NURSERY SCHOOLS

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

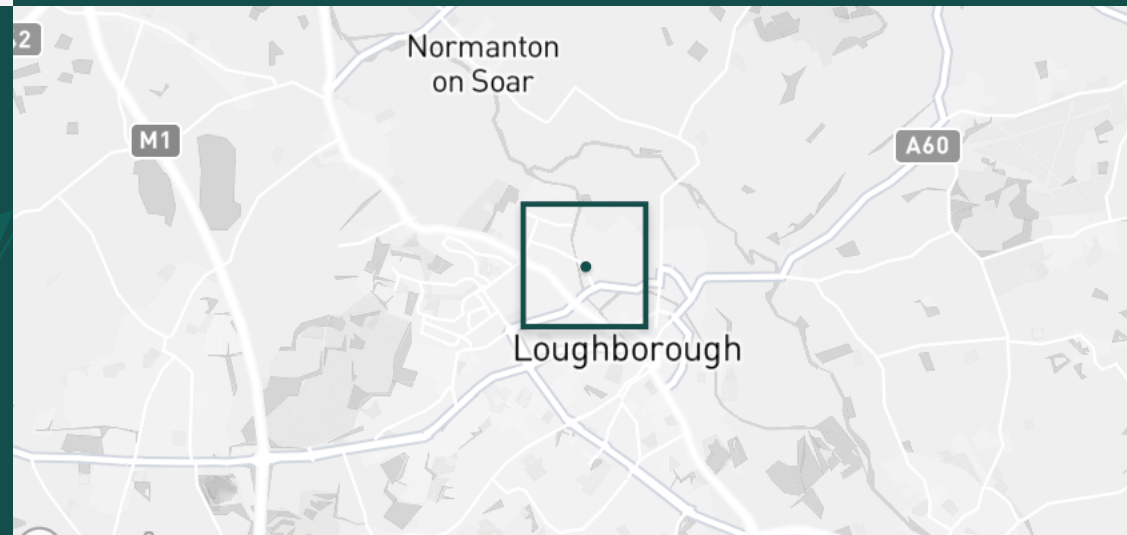
#### PRIMARY SCHOOLS

St Marys Catholic PS	0.9 mi
Robert Bakewell PS	0.9 mi
Rendell Primary School	1.2 mi
Loughborough CE PS	1.2 mi
Cobden PS	1.4 mi

#### HIGH SCHOOLS

Limehurst Academy	0.9 mi
RNIB College Loughborough	1.1 mi
The Garendon High Sch	1.5 mi
De Lisle Catholic Science C	1.5 mi
Loughborough College	1.6 mi

Discover  
*Loughborough*

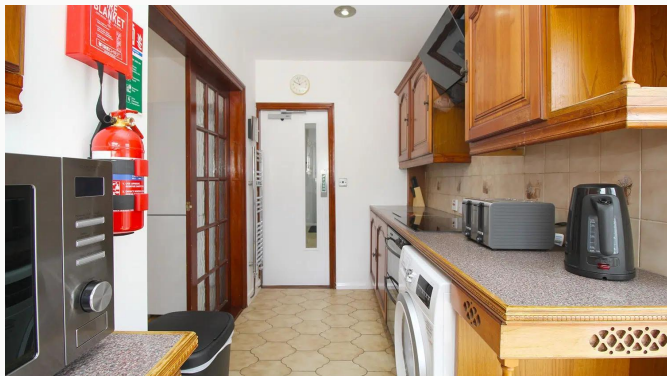




- ✓ Room in Shared House
- ✓ Bills & Wi-fi Included
- ✓ Council Tax Included
- ✓ Recently Decorated
- ✓ Fully Furnished
- ✓ Students or Professionals







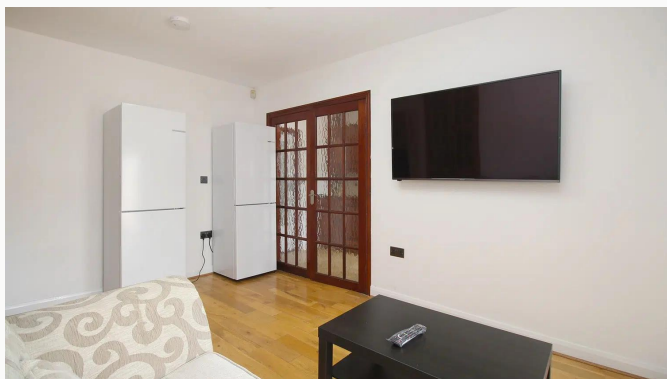
Kitchen



Lounge / Diner



Lounge / Diner



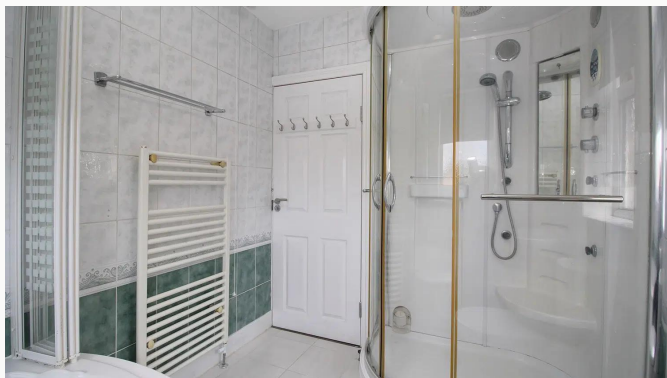
Lounge / Diner



Lounge / Diner



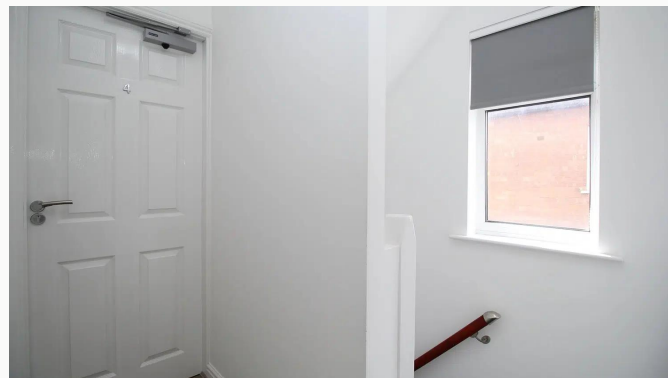
Bathroom



Bathroom



Water Closet



Landing





Hallway



Porch



Garden



Garden



Garden



Garden



**Available**  
From 24/12/2024

**Comes**  
Furnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE11 5HY

**Rent**  
£575 pcm

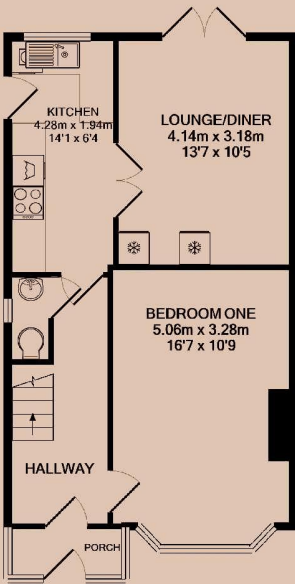
**Deposit**  
£660

**EPC**  
55 | D

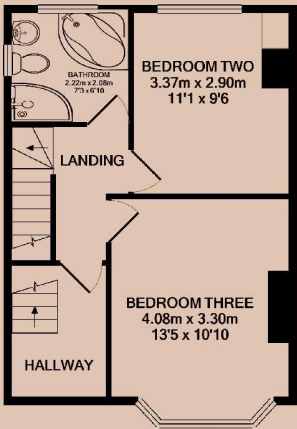
**Council Tax Band**  
B

**ID**  
#11001

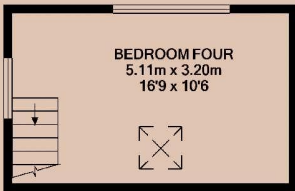
**Updated**  
12/12/2024



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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