

A modern living and dining area. In the center is a grey sofa with a light grey blanket and several cushions. To the left is a dark grey TV stand with a large television. To the right is a long wooden dining table with black metal legs, accompanied by a wooden bench and a grey chair. The room features light-colored walls, two pendant lights, and three framed pictures on the wall. A wire shelving unit is visible in the background.

Hugh Foss Drive

Loughborough

2 Bed 1st Floor House • LE11 2NP • £850 pcm • £980 Deposit



Hugh Foss Drive, Loughborough

A contemporary, two bed coach house located in this smart and popular development. It's open plan layout combined with its part-vaulted ceilings make for a bright and warm space. It is presented in immaculate condition. Externally there is a private parking space and a garage with power and light.

Living Room 5.32m (17'5) x 4.32m (14'2)

This large living space runs the full depth of the property and provides a versatile living space. Open plan to the kitchen and connected to all other rooms via the hallway.

Kitchen 3.65m (12') x 2.93m (9'7)

A stylish modern kitchen in beech with contrasting worktop and breakfast bar. Includes, gas hob and electric fan assisted oven. Open-plan to the dining and living area.

Master Bedroom 3.16m (10'4) x 3.12m (10'3)

A generously proportioned and light room complete with a large fitted wardrobe, and plenty of power points.

Bedroom Two 3.42m (11'3) x 2.27m (7'5)

A second substantial bedroom with a dormer style window and large fitted wardrobe.

Bathroom 2m (6'7) x 1.88m (6'2)

Modern three piece bathroom suite complete with a shower over the bath and heated towel rail. High grade tiling completes the look.

Parking 5.18m (17') x 2.98m (9'9)

Large integral garage with power and lighting. A further substantial storage cupboard is situated under the stairs. A parking bay is located to the front of the Garage.

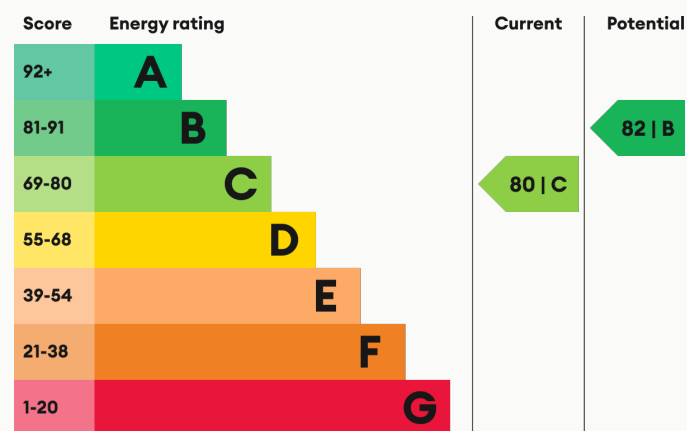
Heating

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.



Living area through Kitchen



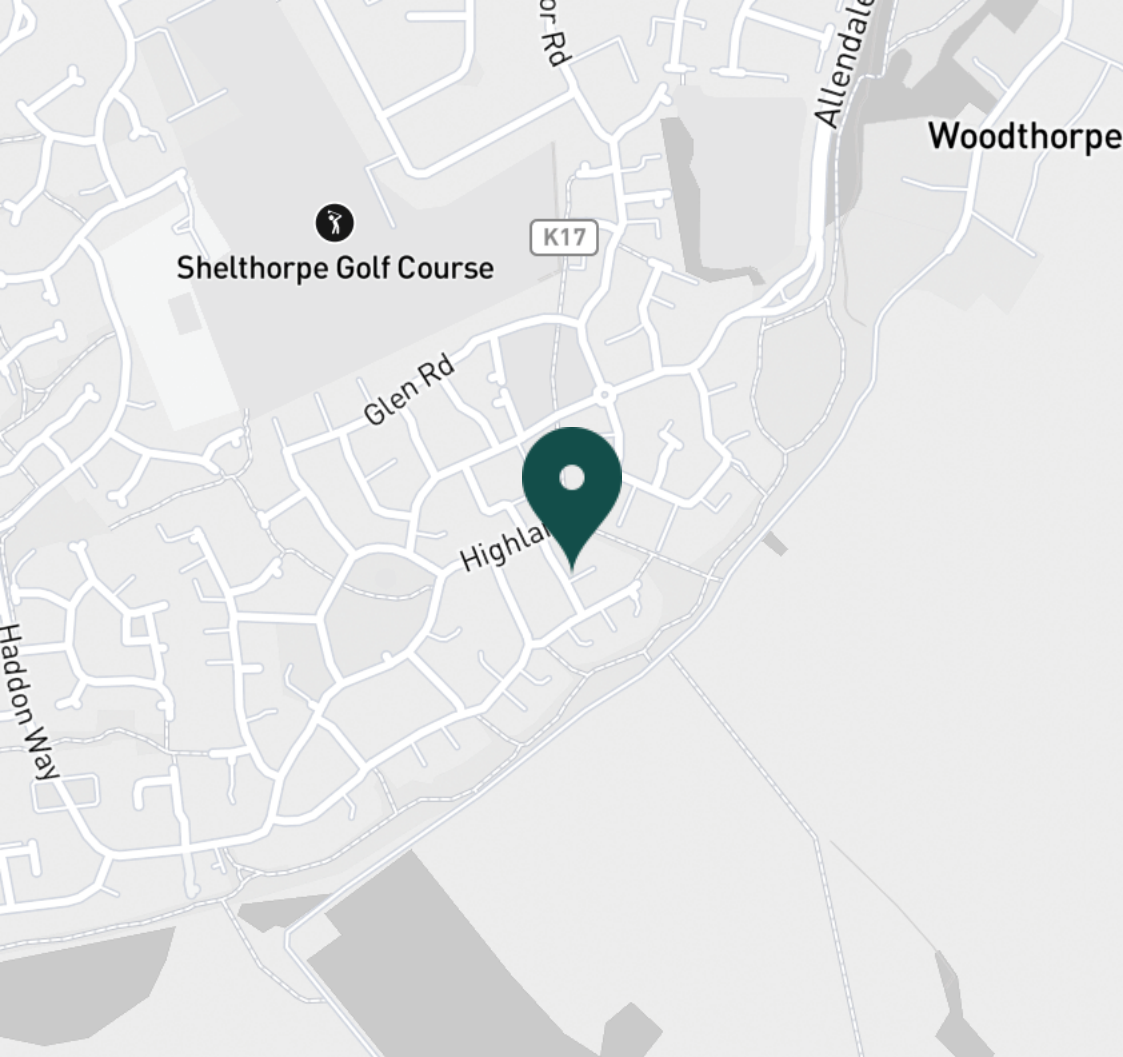
Living area through Kitchen



Living Area



Living Area

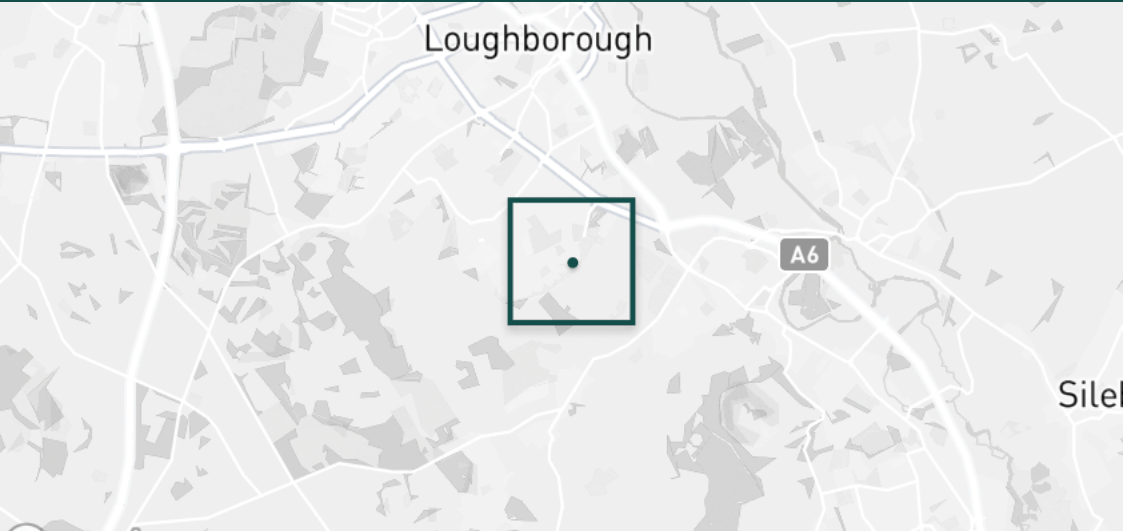


SUPERMARKETS		GYMS	
Tesco Extra Loughborough	1.4 mi	Fit4Less	2.1 mi
Co-op Food Quorn	1.9 mi	NPC Performance Centre	2.2 mi
Sainsburys Loughborough	2.4 mi	Radmoor Centre	2.2 mi
Tesco Superstore Loughborough	2.5 mi	Dynamite Gym Ltd	2.2 mi
Marks & Spencer	2.5 mi	Loughborough University Pool	2.3 mi

TRAIN STATIONS		NURSERY SCHOOLS	
Loughborough	3.0 mi	Parkside PS	1.5 mi
Barrow upon Soar	3.3 mi	Shelthorpe Childrens Centre	1.5 mi
Sileby	5.0 mi	Westwards Nursery	1.7 mi
Syston	9.3 mi	Lime Tree Nursery	2.0 mi
South Wigston	10.3 mi	Quorn Nursery School	2.1 mi

PRIMARY SCHOOLS		HIGH SCHOOLS	
Outwoods Edge PS	1.0 mi	Woodbrook Vale	1.1 mi
Beacon Primary Academy	1.5 mi	Our Lady's Convent Sch	1.7 mi
Sacred Heart Catholic PS	1.6 mi	Loughborough Grammar Sch	2.0 mi
Our Lady's Convent Sch	1.7 mi	Rawlins Academy	2.0 mi
Mountfields Lodge Sch	2.0 mi	Loughborough High Sch	2.1 mi

Discover
Loughborough





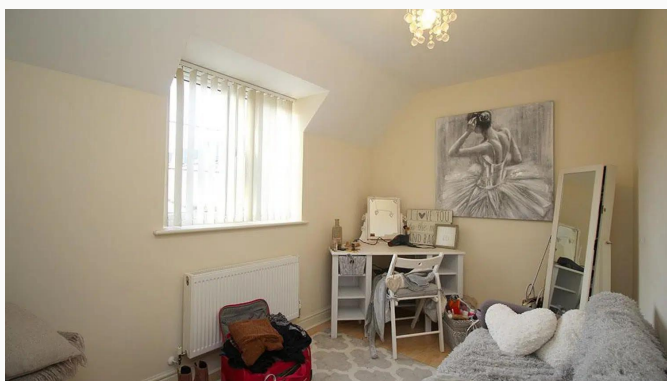
Kitchen and breakfast bar



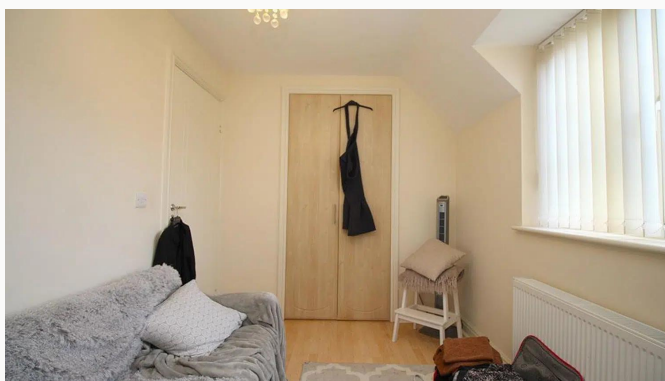
Kitchen



Kitchen through Living area



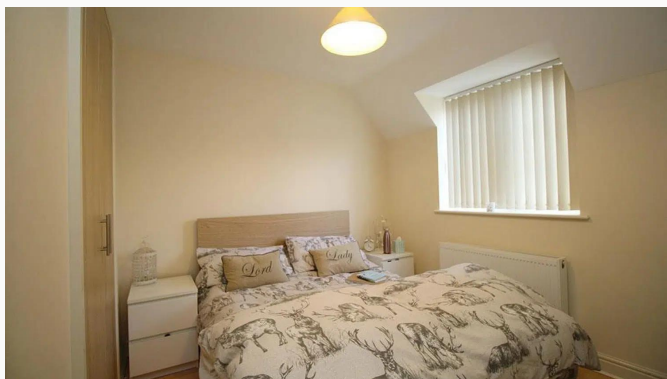
Bedroom Two



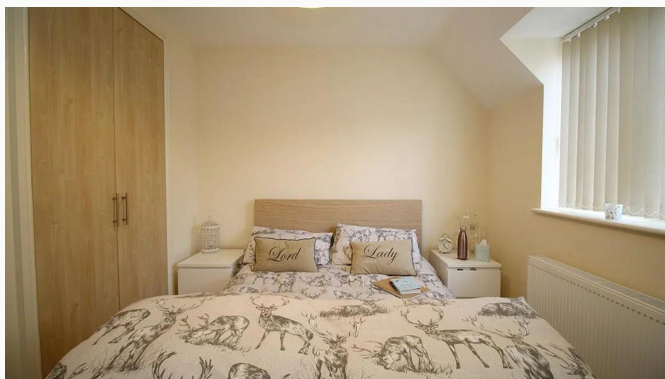
Bedroom Two



Master bedroom



Master bedroom



Master bedroom



Bathroom



Bathroom



Hugh Foss Drive



Hugh Foss Drive



Hugh Foss Drive



Parking and Garage



Garage

Available
From 08/02/2025

Comes
Unfurnished

Bedrooms
2

Receptions
1

Bathrooms
1

Parking
Driveway

Postcode
LE11 2NP

Rent
£850 pcm

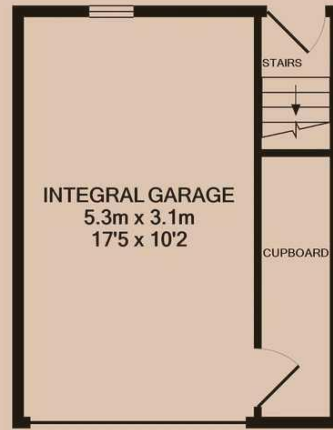
Deposit
£980

EPC
80 | C

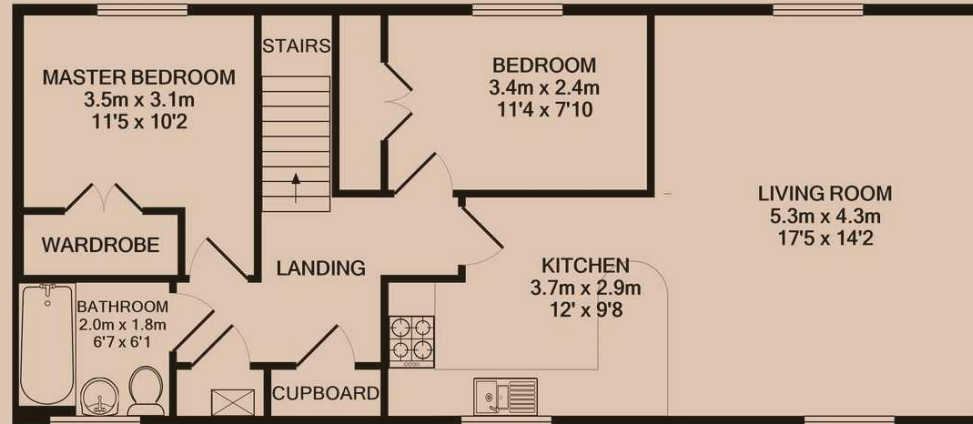
Council Tax Band
B

ID
#3999

Updated
16/01/2025



GROUND FLOOR



1ST FLOOR

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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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