



*Brisco Avenue*  
Loughborough

1 Bed Ground Floor Room • LE11 5HB • £575 pcm • £660 Deposit



## *Brisco Avenue, Loughborough*

Contemporary double 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.

### **The bedroom**

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

### **Lounge and Diner**

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. doors to the garden.

### **Kitchen**

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.

### **Bathroom**

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

### **Parking**

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

### **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.

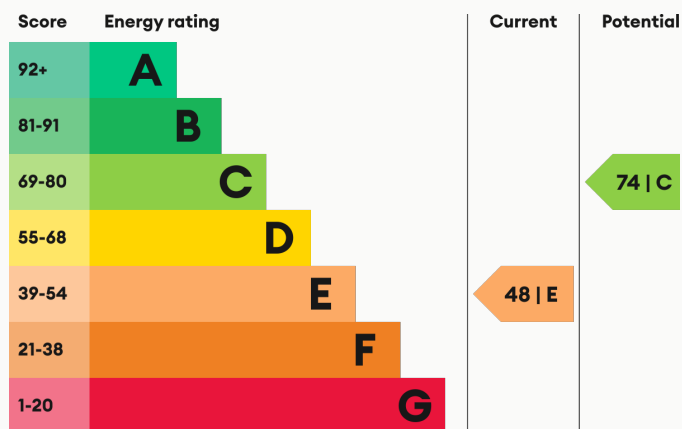
### **Heating**

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.



The Bedroom



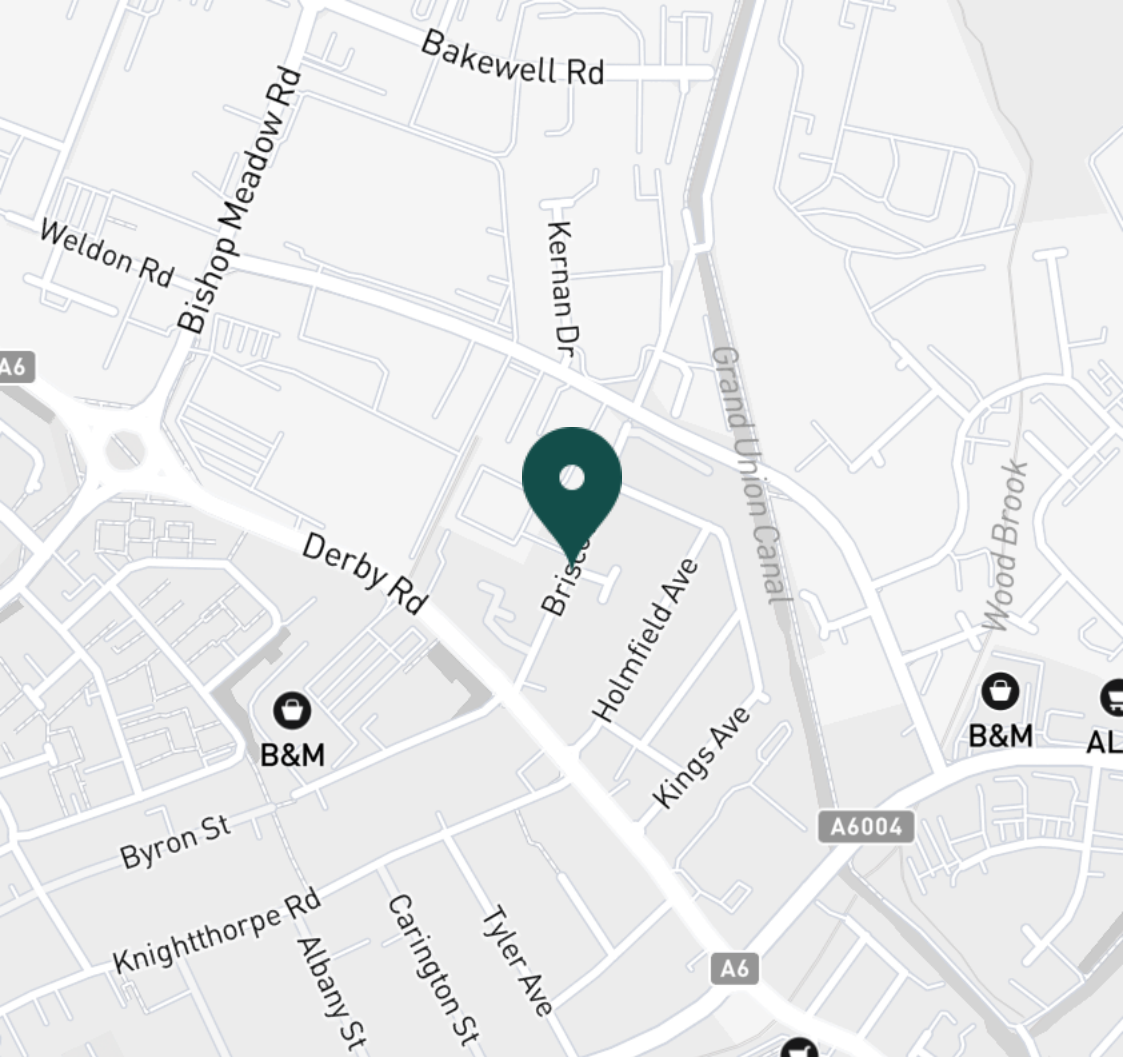
The Bedroom



The Bedroom



The Bedroom



### SUPERMARKETS

Lidl Loughborough	0.5 mi
Aldi Loughborough	0.7 mi
Co-op Food Knightthorpe Rd	0.8 mi
Tesco Superstore Loughborough	0.8 mi
Morrisons Loughborough	1.1 mi

### GYMS

Anytime Fitness Loughborough	0.7 mi
PureGym Loughborough	0.9 mi
CrossFit Loughborough	1.2 mi
Dynamite Gym Ltd	1.4 mi
Loughborough University Pool	1.4 mi

### TRAIN STATIONS

Loughborough	1.5 mi
Barrow upon Soar	4.7 mi
Sileby	6.6 mi
East Midlands Parkway	9.3 mi
Syston	10.6 mi

### NURSERY SCHOOLS

Robert Bakewell Playgroup	0.6 mi
Busy Bees in Loughborough	0.8 mi
Babblebrooke Day Nursery	0.8 mi
Kingscliffe Day Nursery	1.0 mi
Small World Nursery	1.0 mi

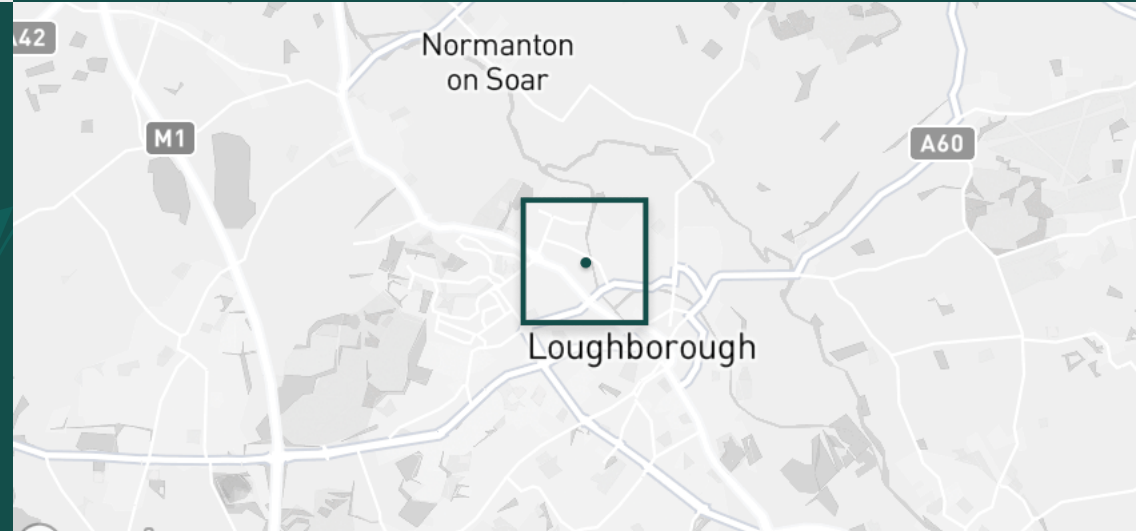
### PRIMARY SCHOOLS

Robert Bakewell PS	0.7 mi
St Marys Catholic PS	0.9 mi
Rendell Primary School	1.2 mi
Loughborough CE PS	1.2 mi
Thorpe Acre Junior Sch	1.3 mi

### HIGH SCHOOLS

Limehurst Academy	0.9 mi
RNIB College Loughborough	1.2 mi
The Garendon High Sch	1.4 mi
De Lisle Catholic Science C	1.4 mi
Loughborough College	1.5 mi

Discover  
Loughborough



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





Kitchen (shared)



Kitchen (shared)



Kitchen (shared)



Kitchen (shared)



Bathroom (shared)



Bathroom (shared)



Bathroom (shared)



Garden



Garden



Garden



Front

# *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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