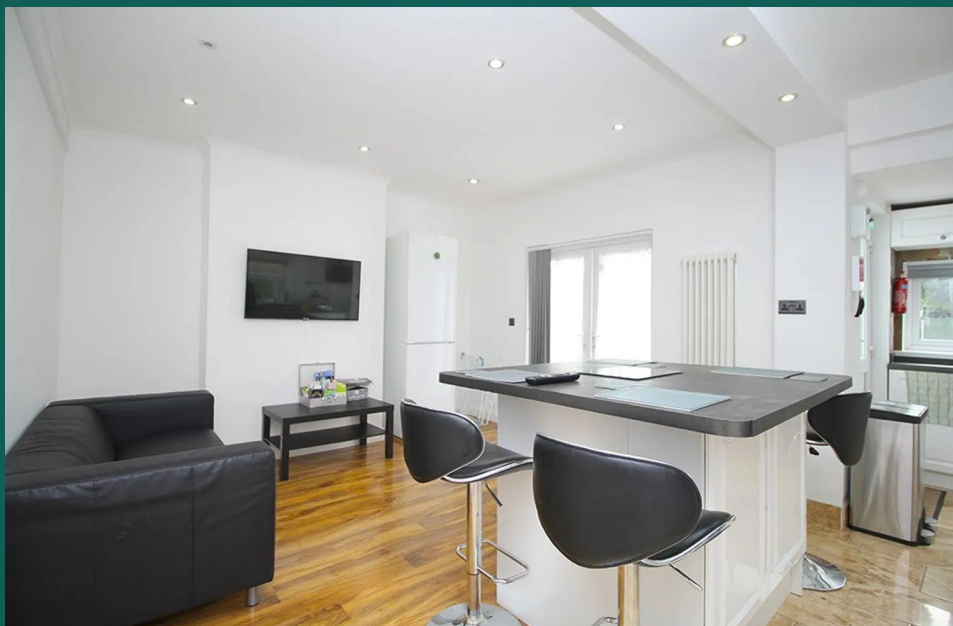


A modern bedroom with a wooden bed, desk, and TV. The room features a white wall, a window with blinds, a radiator, a black office chair, a wooden desk, a black TV, and a white trash bin. The floor is made of light-colored wood. The ceiling has three recessed lights.

Derby Road

Loughborough

1 Bed 1st Floor Room • LE11 5HL • £800 pcm • £920 Deposit



Derby Road, Loughborough

SUITED FOR COUPLES, a 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.

Lounge and Diner 3.7m (12'2) x 3.6m (11'10)

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. French doors to the garden.

Kitchen 3.7m (12'2) x 3.6m (11'10)

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.

The Bedroom 3.9m (12'10) x 3.4m (11'2)

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.

Bathroom 2.1m (6'11) x 1.4m (4'7)

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

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.

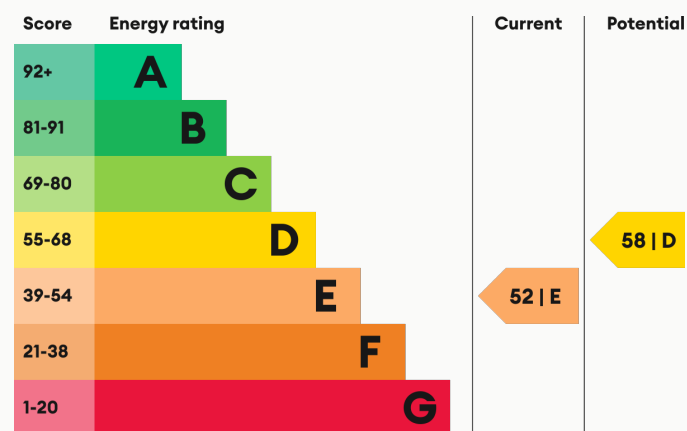
Glazing

Modern, good quality, uPVC double glazing.

Parking

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

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 to Kitchen



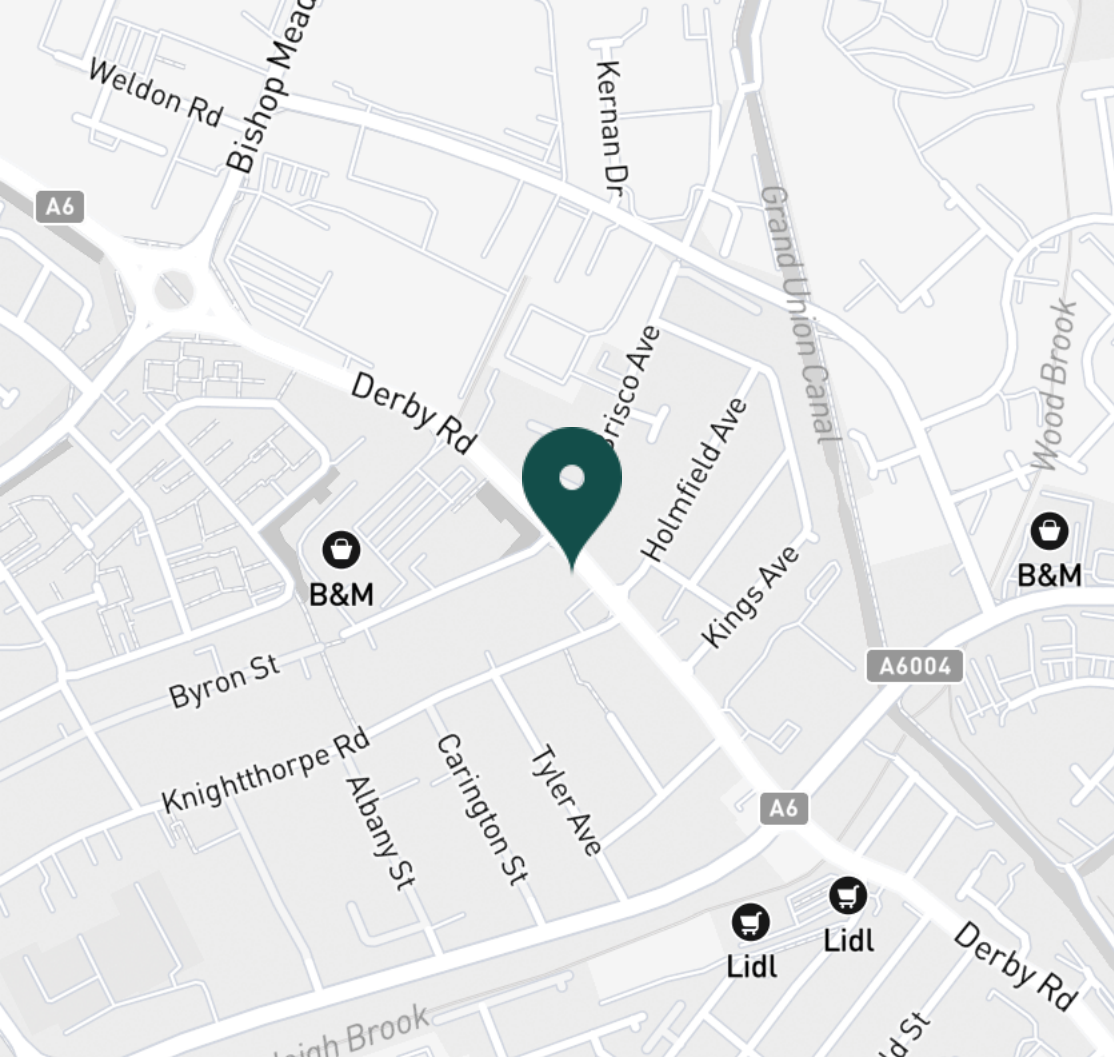
Living Area Through to Kitchen



Kitchen



Kitchen



SUPERMARKETS

Lidl Loughborough	0.3 mi
Aldi Loughborough	0.6 mi
Tesco Superstore Loughborough	0.7 mi
Co-op Food Knightthorpe Rd	0.9 mi
Sainsburys Loughborough	1.0 mi

GYMS

Anytime Fitness Loughborough	0.6 mi
PureGym Loughborough	0.8 mi
Dynamite Gym Ltd	0.9 mi
CrossFit Loughborough	1.1 mi
Loughborough University Pool	1.2 mi

TRAIN STATIONS

Loughborough	1.4 mi
Barrow upon Soar	4.7 mi
Sileby	6.4 mi
East Midlands Parkway	9.2 mi
Long Eaton	11.3 mi

NURSERY SCHOOLS

Robert Bakewell Playgroup	0.5 mi
Busy Bees in Loughborough	0.7 mi
Babblebrooke Day Nursery	0.7 mi
Kingscliffe Day Nursery	0.9 mi
Small World Nursery	0.9 mi

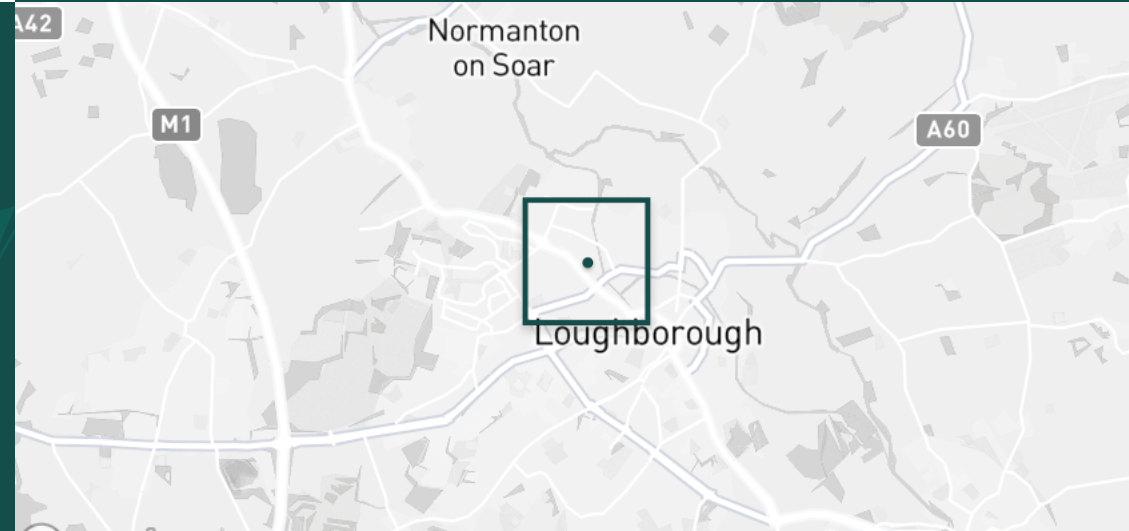
PRIMARY SCHOOLS

Robert Bakewell PS	0.6 mi
St Marys Catholic PS	0.8 mi
Rendell Primary School	1.1 mi
Loughborough CE PS	1.1 mi
Thorpe Acre Junior Sch	1.2 mi

HIGH SCHOOLS

Limehurst Academy	0.8 mi
RNIB College Loughborough	1.0 mi
The Garendon High Sch	1.3 mi
De Lisle Catholic Science C	1.3 mi
Loughborough College	1.3 mi

Discover
Loughborough



- ✓ Bills and Wi-Fi included
- ✓ SUITED FOR COUPLES
- ✓ Room in Shared House
- ✓ Fully Furnished
- ✓ Students or professionals
- ✓ Driveway





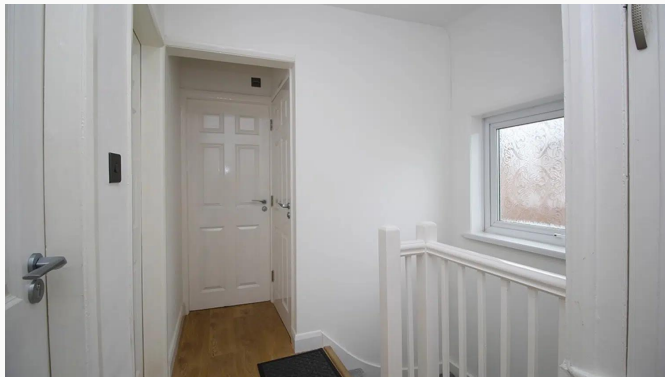
Kitchen



Bedroom



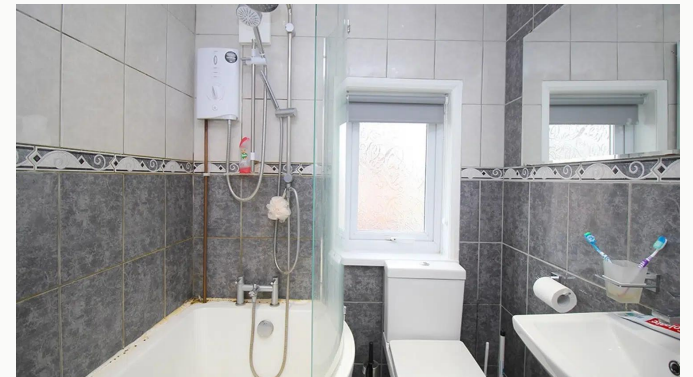
Landing Area



Landing Area



Bathroom



Bathroom



Upstairs Toilet



Hallway



Garden



Garden



Garden



180 Derby Road



180 Derby Road

Available
From 02/12/2024

Comes
Furnished

Bedrooms
1

Receptions
1

Bathrooms
1

Parking
Driveway

Postcode
LE11 5HL

Rent
£800 pcm

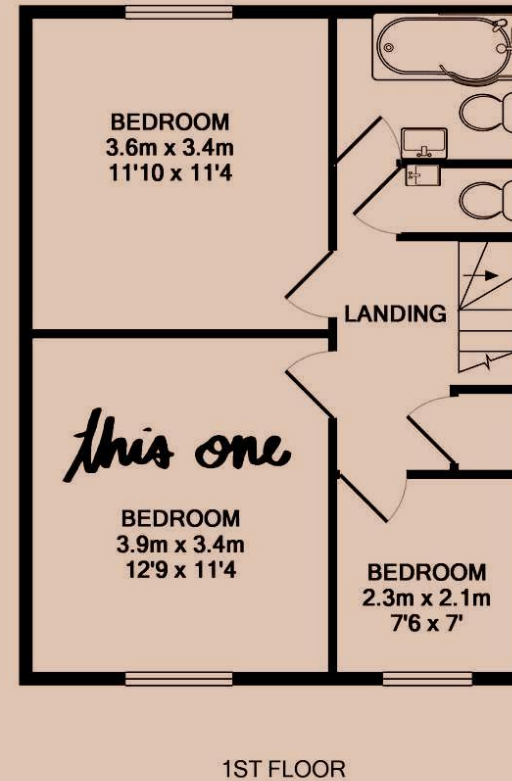
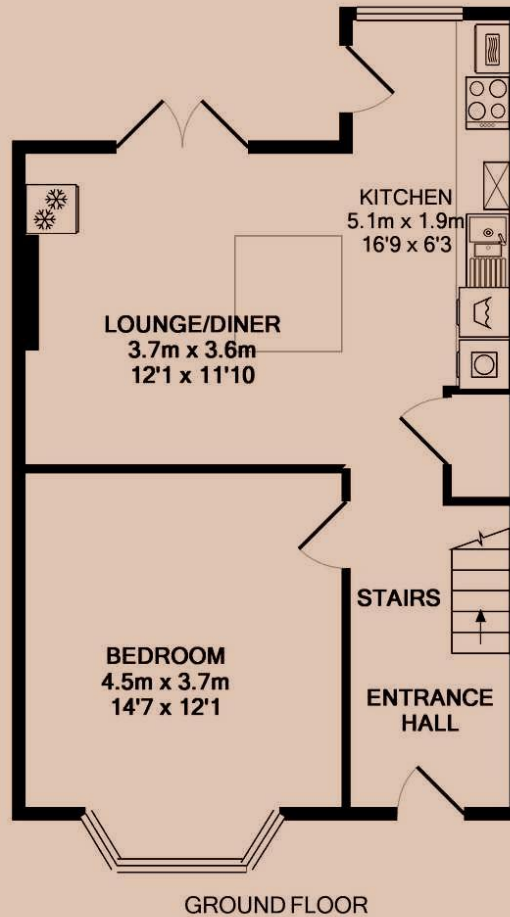
Deposit
£920

EPC
52 | E

Council Tax Band
B

ID
#1927

Updated
18/11/2024



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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