

is the  The KITCHEN
Heart of the Home.

*In the end
we are not
in such a hurry
as we first say
we go toward heaven
we have lost
we go home
we forget
we are lonely
we are young
we live*

£1250/pcm (£288/pw) + £1440 deposit [EPC: C] • Apply online •



Dining Area

Brookside Road, Loughborough, LE11 3PQ

Located within the Forest Side of Loughborough, this extended four-bedroom semi-detached house is ready for occupation. Boasting two large reception rooms, a modern kitchen including appliances, utility room, four bedrooms, sizeable private garden, garage and driveway. Perfect for families and available now.

Lounge 5.36m (17'7) x 3.43m (11'3)

A large, warm and comforting space located at the front of the property. Electric cables set up above the fireplace ready for a wall mounted TV. French doors give access to the kitchen / diner.

Dining Area 5.23m (17'2) x 3m (9'10)

An extended space with access to the lounge, utility room, garden and open plan to the kitchen. Two skylights, large sliding glass doors and window light from the kitchen fills this space with plenty of natural light.

Kitchen 3.55m (11'8) x 2.76m (9'1)

Open to the dining area, this modern kitchen includes a dishwasher, double oven, hob, drinks fridge and an American style Samsung fridge freezer.

Master Bedroom 4.14m (13'7) x 3.56m (11'8)

A large and bright double bedroom located at the front of the property on the first floor. Includes wardrobe and storage space.

Bedroom Two 3.17m (10'5) x 3.05m (10'0)

A second double bedroom located at the rear of the property on first floor.

Bedroom Three 2.28m (7'6) x 2.27m (7'5)

A quaint single bedroom on the first floor with views of the rear garden.

Please note

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. Please get in touch with us if you require any clarification, especially if you are travelling some distance to view. All measurements are to the widest point.

Bedroom Four 4.98m (16'4) x 3.54m (11'7)

A loft conversion that can be used as a fourth bedroom. Two large skylights create a bright space, built-in wardrobe included. Please note: access may be restricted as the staircase to this room is narrow.

Shower Room 2.1m (6'11) x 1.8m (5'11)

Located on the first floor, a three-piece shower room.

Garden

A sizeable garden space including a garage, lawn decking and garden shed.

Parking

Driveway parking including a garage and further non-restricted road parking.

Heating

Gas-fired central heating.

Glazing

Modern, good quality, uPVC double glazing.



Dining Area



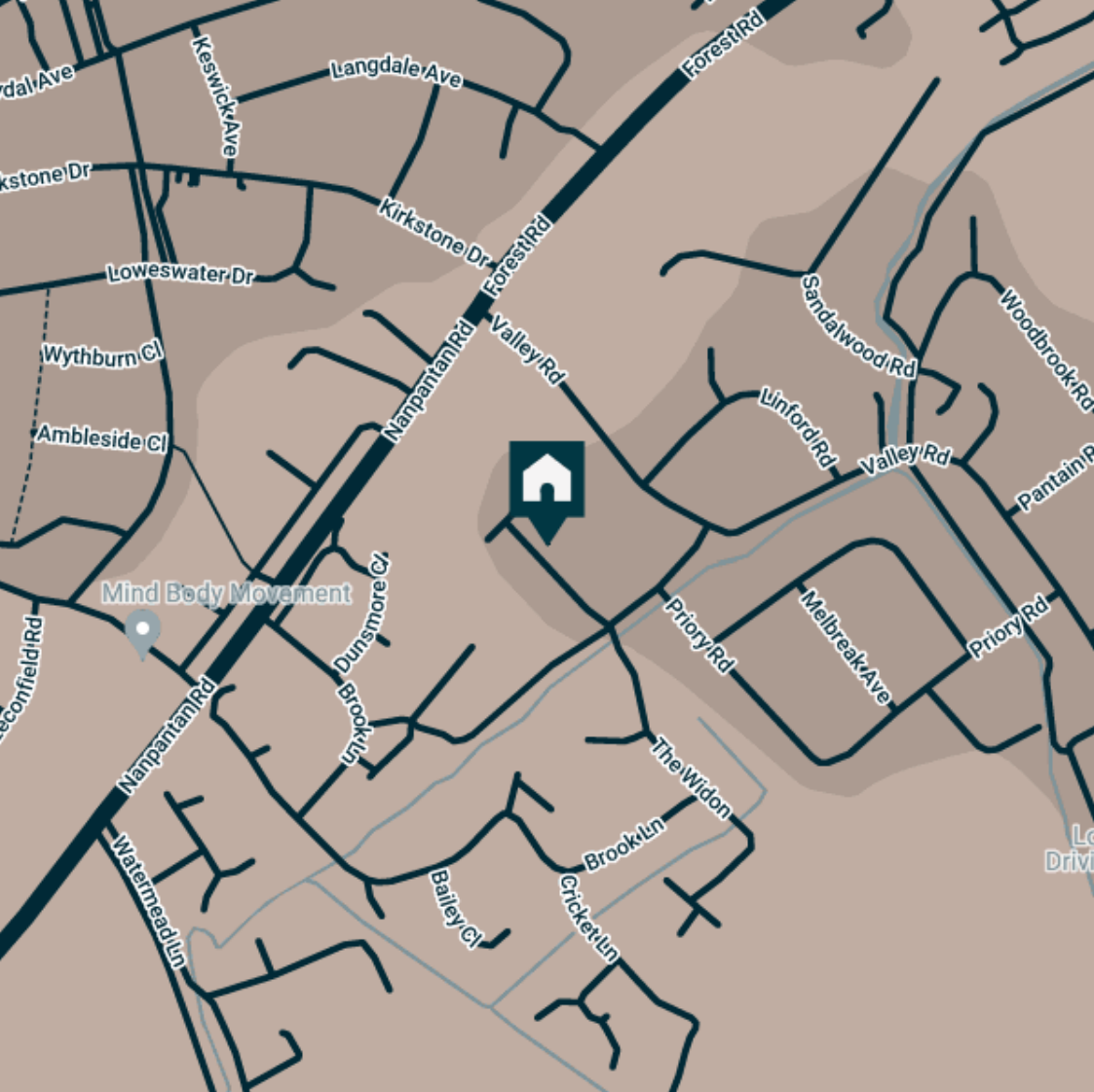
Dining Area



Dining Area



Dining Area



Supermarkets

Tesco Extra Loughborough	1 mi.
Co-op Food Knightthorpe Rd	1.4 mi.
Sainsburys Loughborough	1.4 mi.
Lidl Loughborough	1.5 mi.
Morrisons Loughborough	1.6 mi.

Train Stations

Loughborough	2.2 mi.
Barrow upon Soar	3.7 mi.
Sileby	5.4 mi.
East Midlands Parkway	7.5 mi.
Syston	7.6 mi.

Primary School

Holywell Primary Sch	0.3 mi.
Mountfields Lodge Sch	0.7 mi.
Sacred Heart Catholic Primary Sch	0.8 mi.
Booth Wood Primary Sch	0.9 mi.
Ashmount Sch	1 mi.

Gyms

Burleigh Springs Leisure Club	0.5 mi.
Holywell Fitness Centre	0.6 mi.
Loughborough University Pool	0.9 mi.
Loughborough Sport	0.9 mi.
Radmoor Centre	0.9 mi.

Nursery Schools

Nanpantan Nursery Sch	0.7 mi.
Loughborough Campus Nursery	0.9 mi.
Emmanuel Pre-Sch	1.1 mi.
Charnwood College Playgroup	1.1 mi.
Little House Day Nursery	1.1 mi.

High School

Woodbrook Vale	0.8 mi.
Lboro Uni School Of The Arts	0.9 mi.
Loughborough College	1 mi.
De Lisle Catholic Science College	1 mi.
Ashmount Sch	1 mi.



Features

- ✓ Four Bedrooms
- ✓ Appliances Included
- ✓ Driveway
- ✓ Forest Side
- ✓ Garage
- ✓ Available Now





Kitchen



Kitchen



Kitchen



Lounge



Lounge



Lounge



Lounge



Lounge



Utility Room



Utility Room



Master Bedroom



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bedroom Four



Bedroom Four



Bedroom Four



Shower Room



Shower Room



Downstairs Water Closet



Landing



Hallway



Garden



Garage

Available
Now

Rent
£1250/pcm

Comes
Unfurnished

Deposit
£1440

Bedrooms
4

EPC
C (72)

Receptions
2

Council tax
Band C

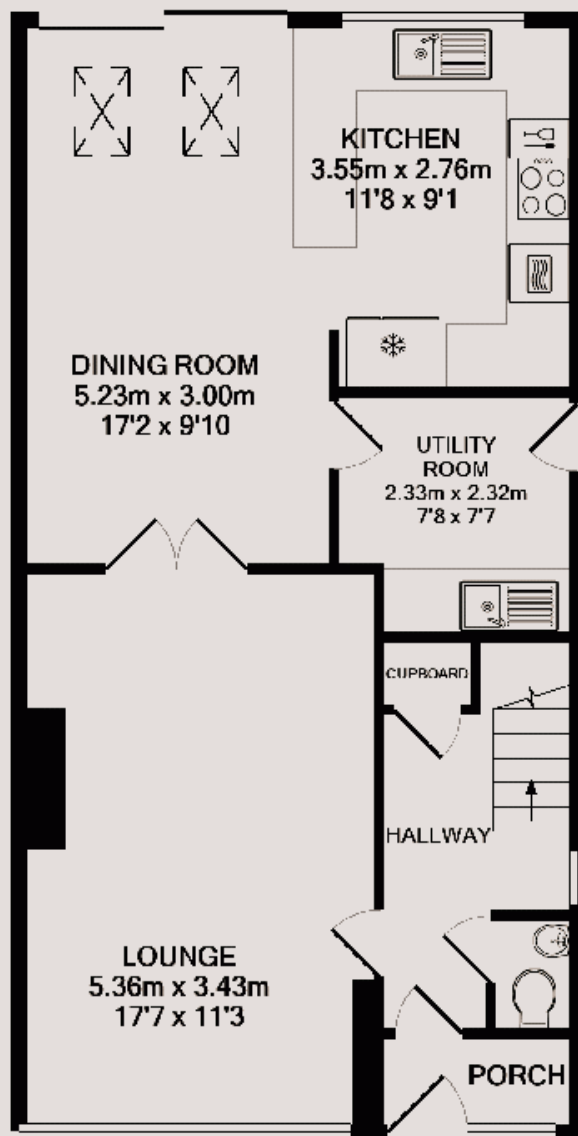
Bathrooms
1

ID
#7332

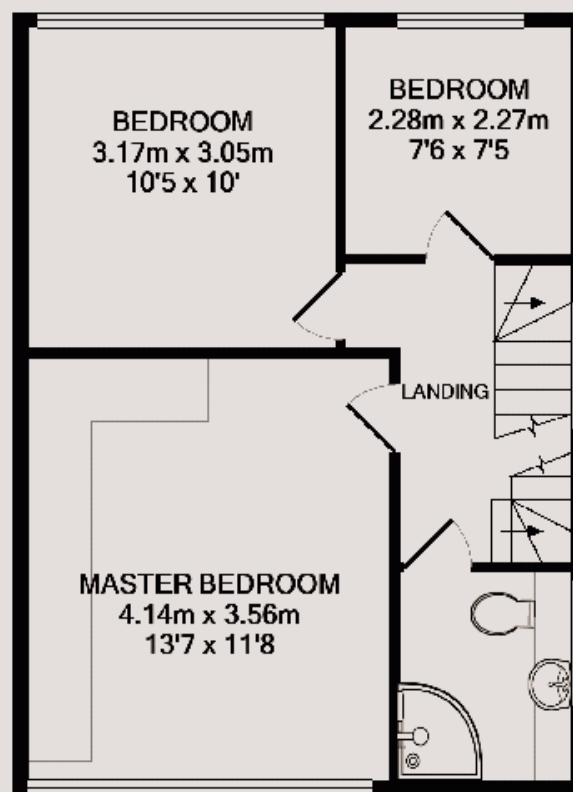
Parking
Driveway

Updated
24 September 2022

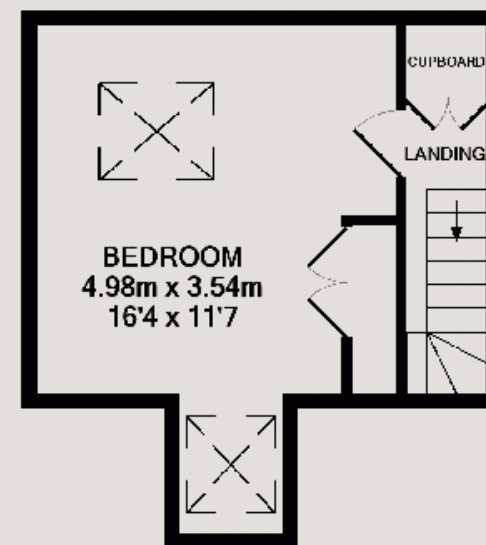
Postcode
LE11 3PQ



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.

Need a tenant? Ready to switch agents? Want to find out more? Call us between 9 am and 6 pm on 01509 320 320 or scan the link to find out more.



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