



**1 Bed Top Floor Room to rent, Forest Road, Loughborough, LE11 3NR**

**£525/pcm (£121/pw) + £600 deposit [ EPC: D ]**



The Room

## Forest Road, Loughborough, LE11 3NR

Contemporary TOP floor BEDROOM in a shared house with 4K TV. STYLISH kitchen, maintained GARDEN. OPEN PLAN kitchen diner. Fully FURNISHED to a high standard. All BOSH kitchen APPLIANCES included. BILLS and up to 300mbps WIFI included. DRIVEWAY parking. Just a short WALK into town.

### **The Bedroom** 3.7m (12'2) x 3.6m (11'10)

The bedroom available comes fully furnished with bed and memory foam mattress, 42 inch 4K Toshiba TV, Freeview, large wardrobe, two bedside cabinets, desk, chair, plenty of power points, double glazed opening windows with views of the back garden and centrally heated. Marked as Bedroom 5 on the floor plan.

### **Lounge / Diner** 4.83m (15'10) x 3.32m (10'11)

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. Patio doors to the garden.

### **Kitchen** 3.28m (10'9) x 2.34m (7'8)

Stunning 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.

### **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.

### **Shower room** 2.6m (8'6) x 1.6m (5'3)

Located on the top floor next to the bedroom. This Shower room is shared with just one other occupant. Includes oversized shower, toilet, sink, heated towel rail along with storage.

### **Garden**

Private and low maintenance rear garden with patio and decking. Rattan style garden furniture and a BBQ will be provided during the Summer.

### **Parking**

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

### **Heating**

Gas fired central heating.

### **Glazing**

Modern, good quality, uPVC double glazing.



The Room



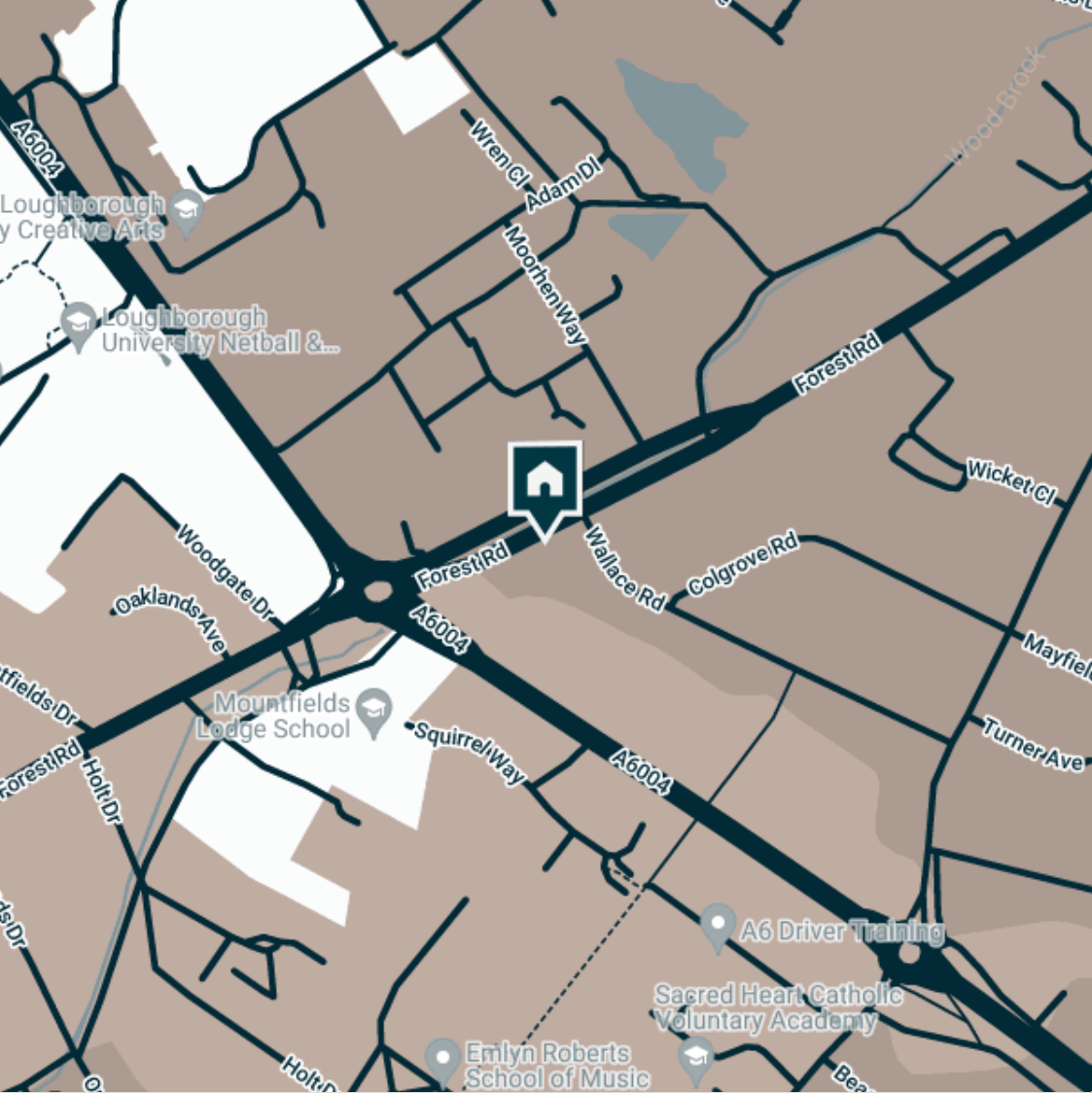
The Room



The Room



Wardrobe



**Supermarkets**

Tesco Extra Loughborough	0.5 mi.
Sainsburys Loughborough	0.6 mi.
Tesco Superstore Loughborough	0.7 mi.
Marks & Spencer	0.8 mi.
Lidl Loughborough	0.8 mi.

**Gyms**

Radmoor Centre	0.3 mi.
Loughborough Sport	0.5 mi.
Loughborough University Pool	0.5 mi.
Fit4Less	0.6 mi.
Anytime Fitness Loughborough	0.7 mi.

**Train Stations**

Loughborough	1.3 mi.
Barrow upon Soar	3.2 mi.
Sileby	5 mi.
East Midlands Parkway	7.1 mi.
Syston	7.4 mi.

**Nursery Schools**

Emmanuel Pre-Sch	0.2 mi.
Parkside Pre-Sch	0.4 mi.
Kingscliffe Day Nursery	0.5 mi.
Westwards Nursery	0.5 mi.
Loughborough Campus Nursery	0.6 mi.

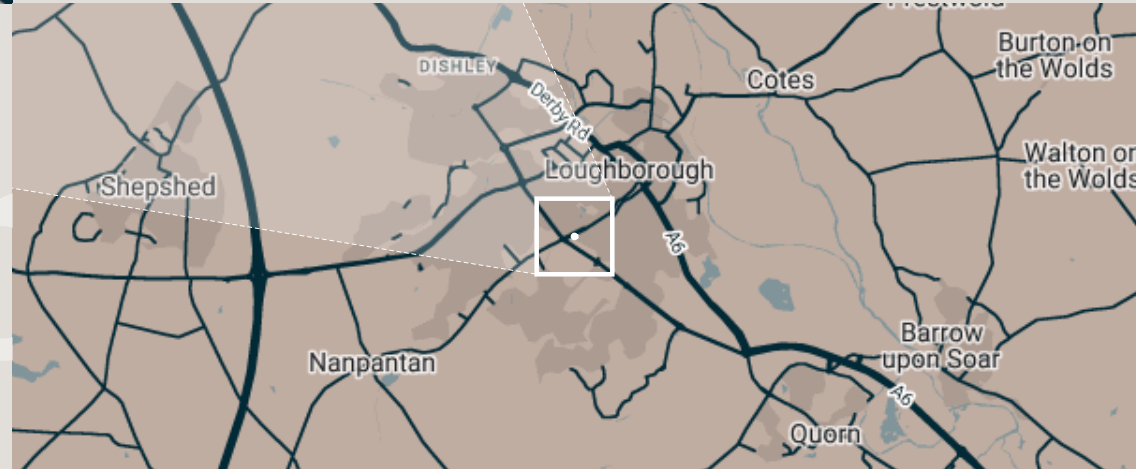
**Primary School**

Mountfields Lodge Sch	0.2 mi.
Loughborough CE Primary Sch	0.3 mi.
Sacred Heart Catholic Primary Sch	0.3 mi.
Our Lady's Convent Sch	0.4 mi.
Loughborough High Sch	0.5 mi.

**High School**

Lboro Uni School Of The Arts	0.2 mi.
Loughborough College	0.3 mi.
RNIB College Loughborough	0.3 mi.
Our Lady's Convent Sch	0.4 mi.
Loughborough High Sch	0.5 mi.

Discover  
Loughborough



## Features

- ✓ Fully Furnished
- ✓ Bills included
- ✓ Students or professionals
- ✓ Top floor location
- ✓ Up to 300 mbps Wi-Fi
- ✓ Great Living area
- ✓ Driveway parking





Shower and heated towel rail



Shower Room



Landing



Entrance Hall



Kitchen and breakfast bar



Kitchen



Cooker



Breakfast area through to Living room



Living room



Provided cutlery



Provided Tableware



Quality appliances

**Available**  
From 22/04/2022

**Comes**  
Furnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Driveway

**Rent**  
£525/pcm

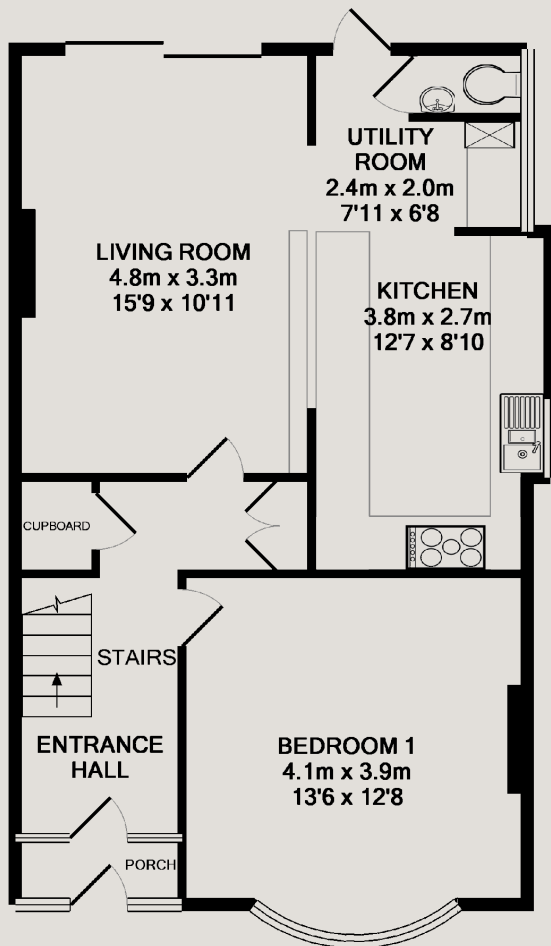
**Deposit**  
£600

**EPC**  
D (61)

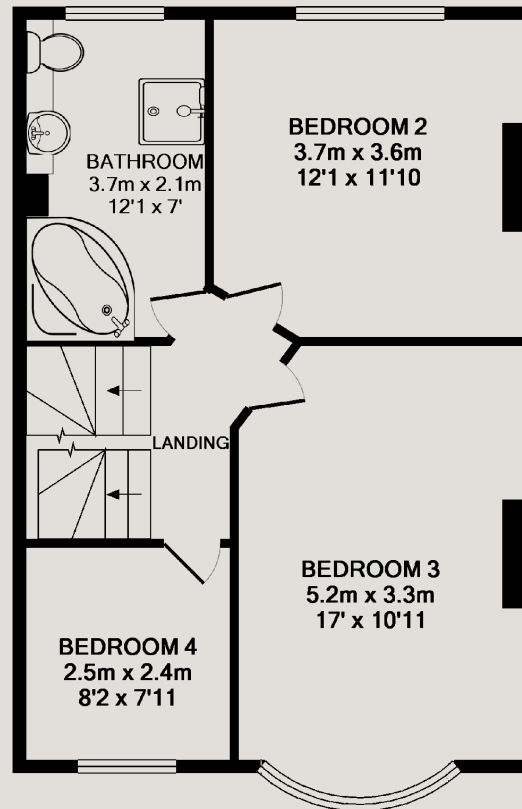
**Postcode**  
LE11 3NR

**ID**  
#1226

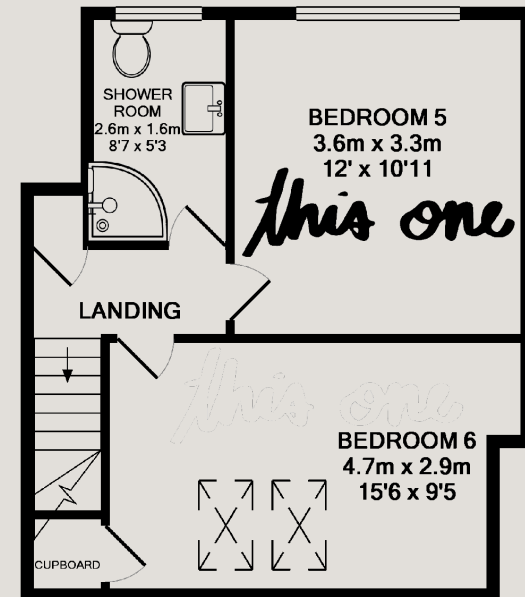
**Updated**  
20 April 2022



GROUND FLOOR



1ST FLOOR



2ND 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.

**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.**



**OUR OFFICE**

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