

A modern bedroom with a wooden bed, desk, and wardrobe. The room features a white wall, a ceiling with recessed lights, and a large window with a view of a garden. A black office chair is positioned at a desk with a wooden desk and a black office chair. A television is mounted on the wall above the desk. The bed is made with white linens. The wardrobe is made of light-colored wood and has a full-length mirror. The floor is made of dark wood.

*Brisco Avenue*  
Loughborough

1 Bed Ground Floor Room • LE11 5HB • £580 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 room**

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**

A stunning gloss white kitchen open plan to the lounge and TV area. All the kitchen appliances you need are included. Access to the garden.

### **Bathroom**

Contemporary three piece shower room complete with electric shower, fully tiled. There is also a further bathroom upstairs.

### **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 and a bike stand to the side of the house. Great for BBQs in the summer.

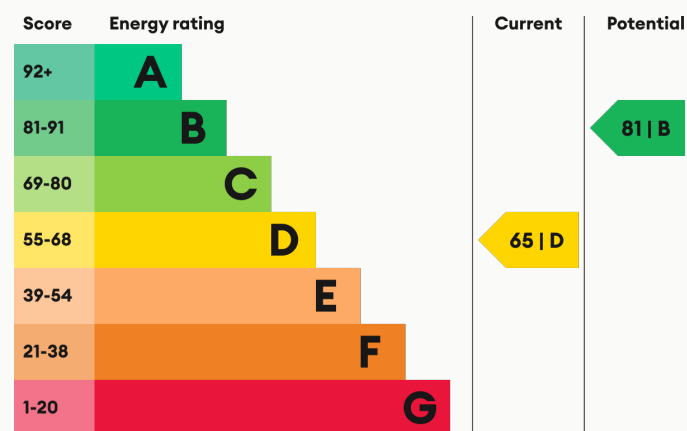
### **Heating**

Gas fired central heating.

### **Glazing**

Modern, good quality, uPVC double glazing.

### Energy Performance



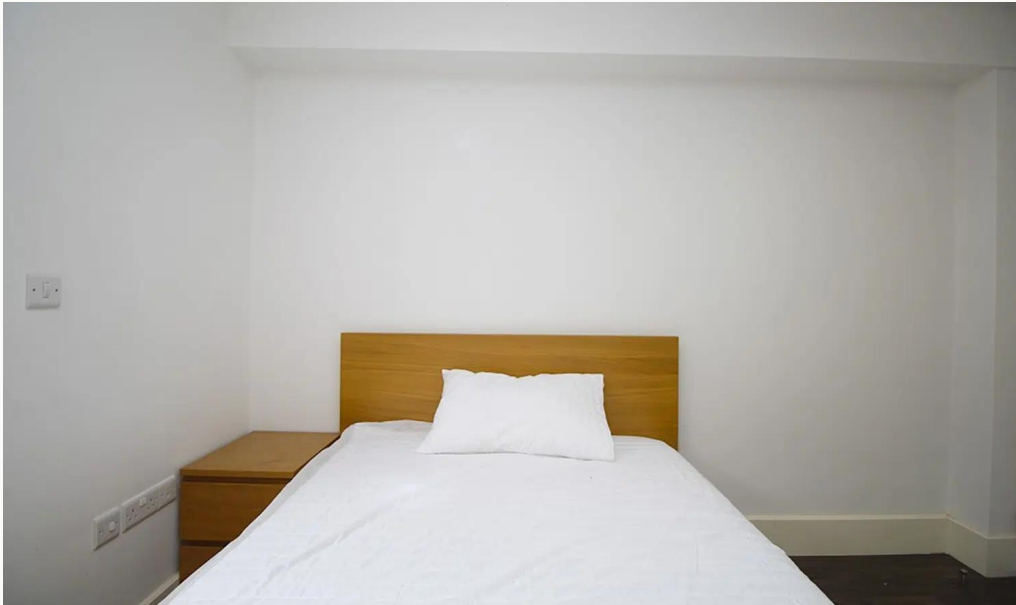
We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Bedroom



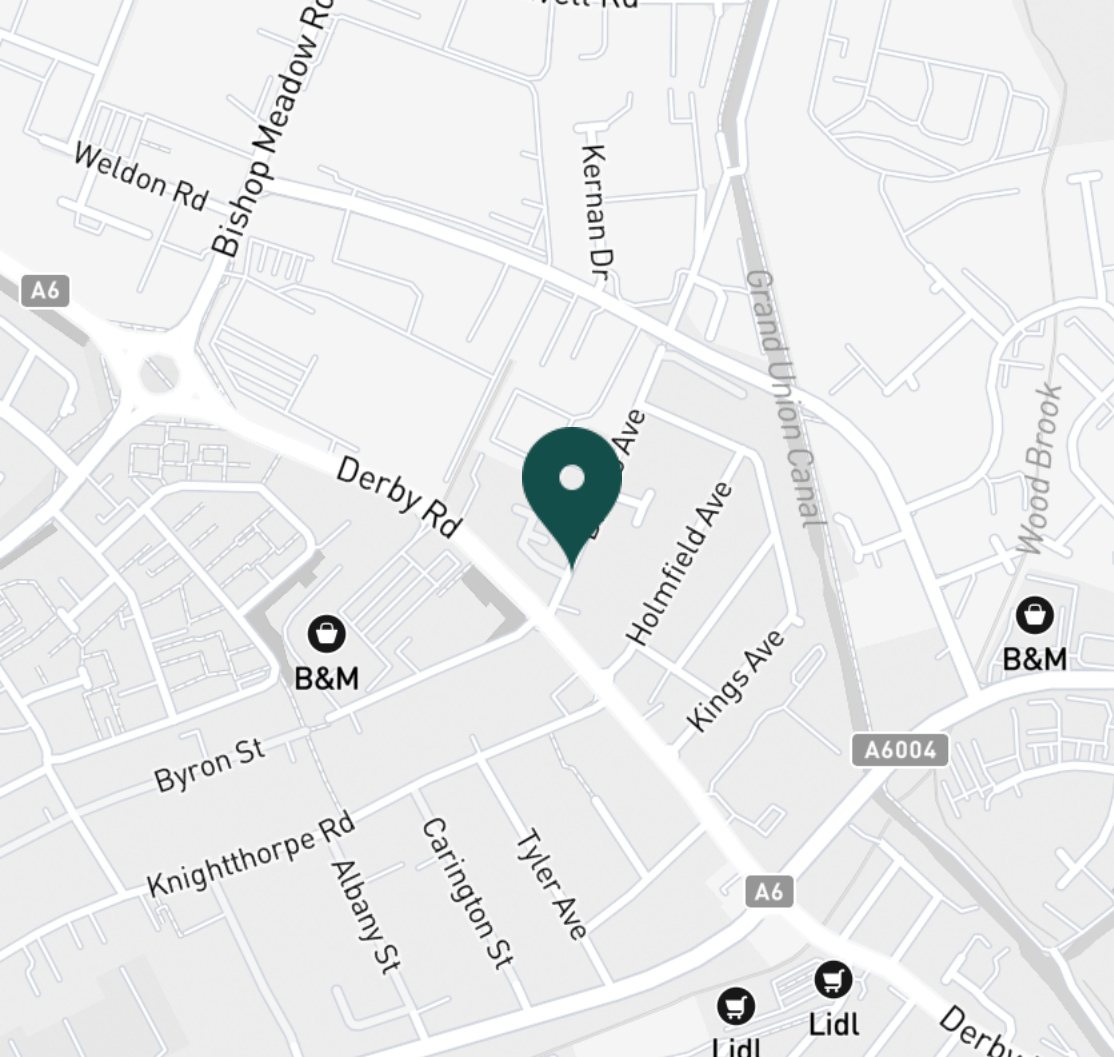
Bedroom



Bedroom



Bedroom



#### SUPERMARKETS

Lidl Loughborough	0.4 mi
Aldi Loughborough	0.6 mi
Tesco Superstore Loughborough	0.7 mi
Co-op Food Knightthorpe Rd	1.0 mi
Morrisons Loughborough	1.0 mi

#### GYMS

Anytime Fitness Loughborough	0.7 mi
PureGym Loughborough	0.8 mi
Dynamite Gym Ltd	1.0 mi
CrossFit Loughborough	1.1 mi
Loughborough University Pool	1.3 mi

#### TRAIN STATIONS

Loughborough	1.4 mi
Barrow upon Soar	4.6 mi
Sileby	6.5 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	0.8 mi
Kingscliffe Day Nursery	0.9 mi
Small World Nursery	1.0 mi

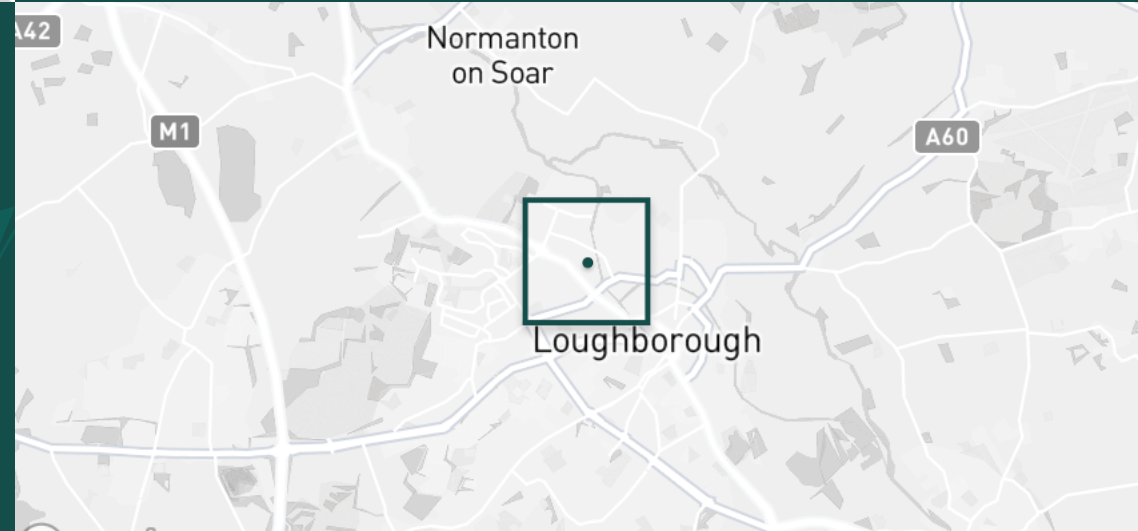
#### PRIMARY SCHOOLS

Robert Bakewell PS	0.6 mi
St Marys Catholic PS	0.9 mi
Rendell Primary School	1.1 mi
Loughborough CE PS	1.2 mi
Thorpe Acre Junior Sch	1.3 mi

#### HIGH SCHOOLS

Limehurst Academy	0.9 mi
RNIB College Loughborough	1.1 mi
De Lisle Catholic Science C	1.3 mi
Loughborough College	1.4 mi
The Garendon High Sch	1.4 mi

Discover  
Loughborough



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





Kitchen



Living Area



Living Area



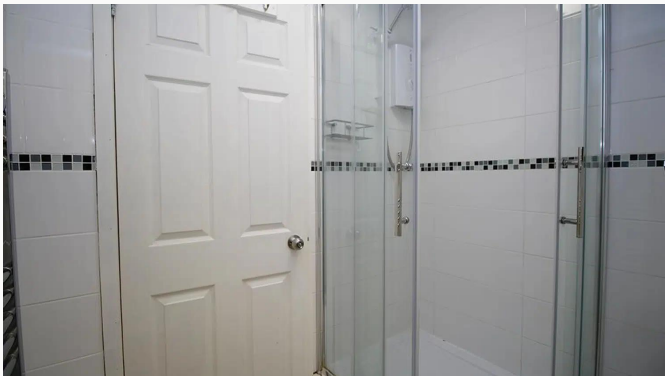
Living Area



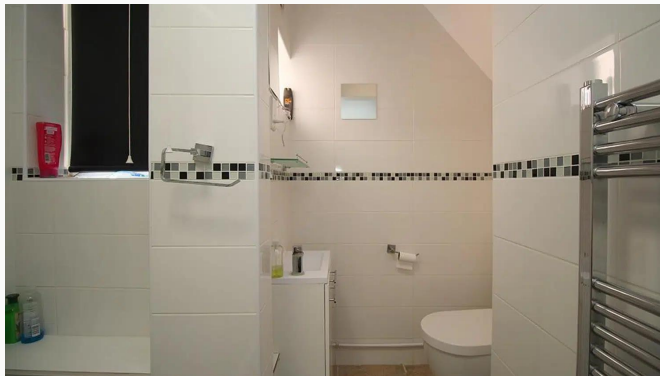
Bathroom



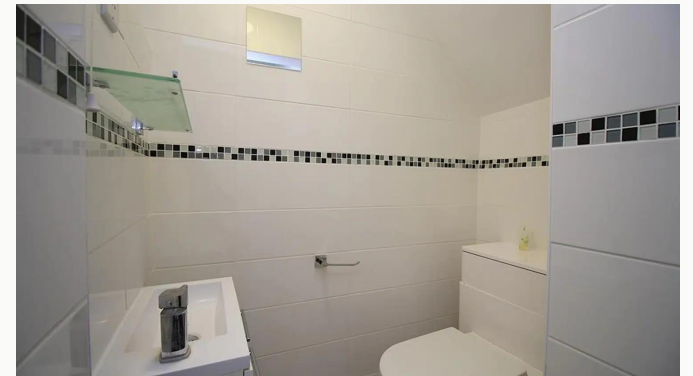
Bathroom



Bathroom



Bathroom



Bathroom



Garden



Garden



Brisco Avenue

# *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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# Huntleys

