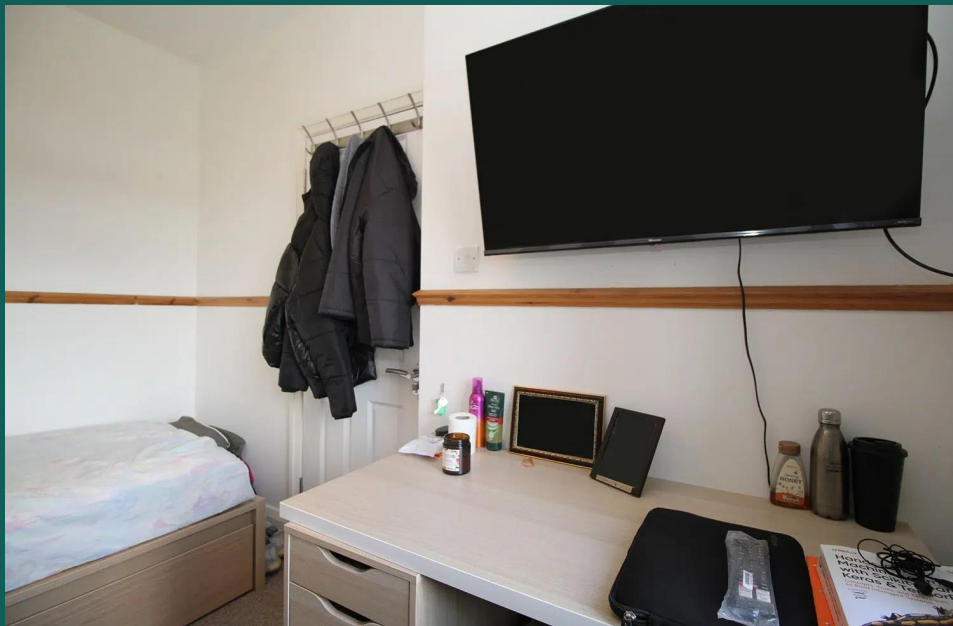


A photograph of a bedroom. A single bed with a light-colored wooden headboard is positioned against a white wall. The bed is covered with a white duvet and a matching pillow. A horizontal wooden beam is mounted on the wall above the bed. The room is brightly lit, and the walls are plain white.

# *Forest Road*

## Loughborough

1 Bed Room In A Shared House • LE11 3NR • £475 pcm • £510 Deposit



## Forest Road, Loughborough

Contemporary FIRST floor single 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 WIFI included. Just a short WALK into town. Photos are of actual room and common areas. PLEASE NOTE: video tour includes tour of another bedroom but within the same house.

### The Bedroom 2.34m (7'8) x 2.02m (6'8)

The bedroom available comes fully furnished with bed and mattress, 42 inch 4K TV, Freeview, wardrobe, desk and chair, double glazed opening windows with views of Forest road and centrally heated. Marked as Room 6 on the floor plan.

### Common Room 4.3m (14'1) x 3.4m (11'2)

The social hub of the home with smart wood flooring, modern decor and large 50inch 4K smart TV with Virgin media package. Open plan to the Kitchen via a breakfast bar.

### Kitchen 3.9m (12'10) x 2.4m (7'10)

Stunning kitchen complete with breakfast bar and stalls. Open plan to the common room. All the appliances and kitchenware you need are supplied including a dishwasher and two large fridge freezer. Access to the utility room.

### Utility Room 2.46m (8'1) x 2.02m (6'8)

With washing machine and separate tumble dryer. Provides access to both the shower room and the side of the house.

### Bathroom 3.9m (12'10) x 2.5m (8'2)

Located on the first floor this three piece bathroom is supported by a further shower room. Includes bath with shower mixer, toilet and sink.

### Shower Room 2.46m (8'1) x 1.28m (4'2)

Situated on the ground floor. Includes shower, toilet, sink and heated towel rail.

### Garden

Communal rear garden with patio and lawn. All maintained by the landlord. Great for BBQs in the summer.

### Parking

Driveway parking for several cars. On street parking is also available with a permit.

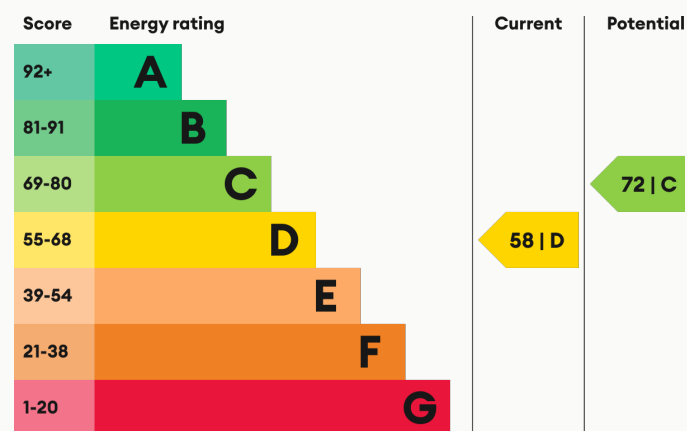
### Heating

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

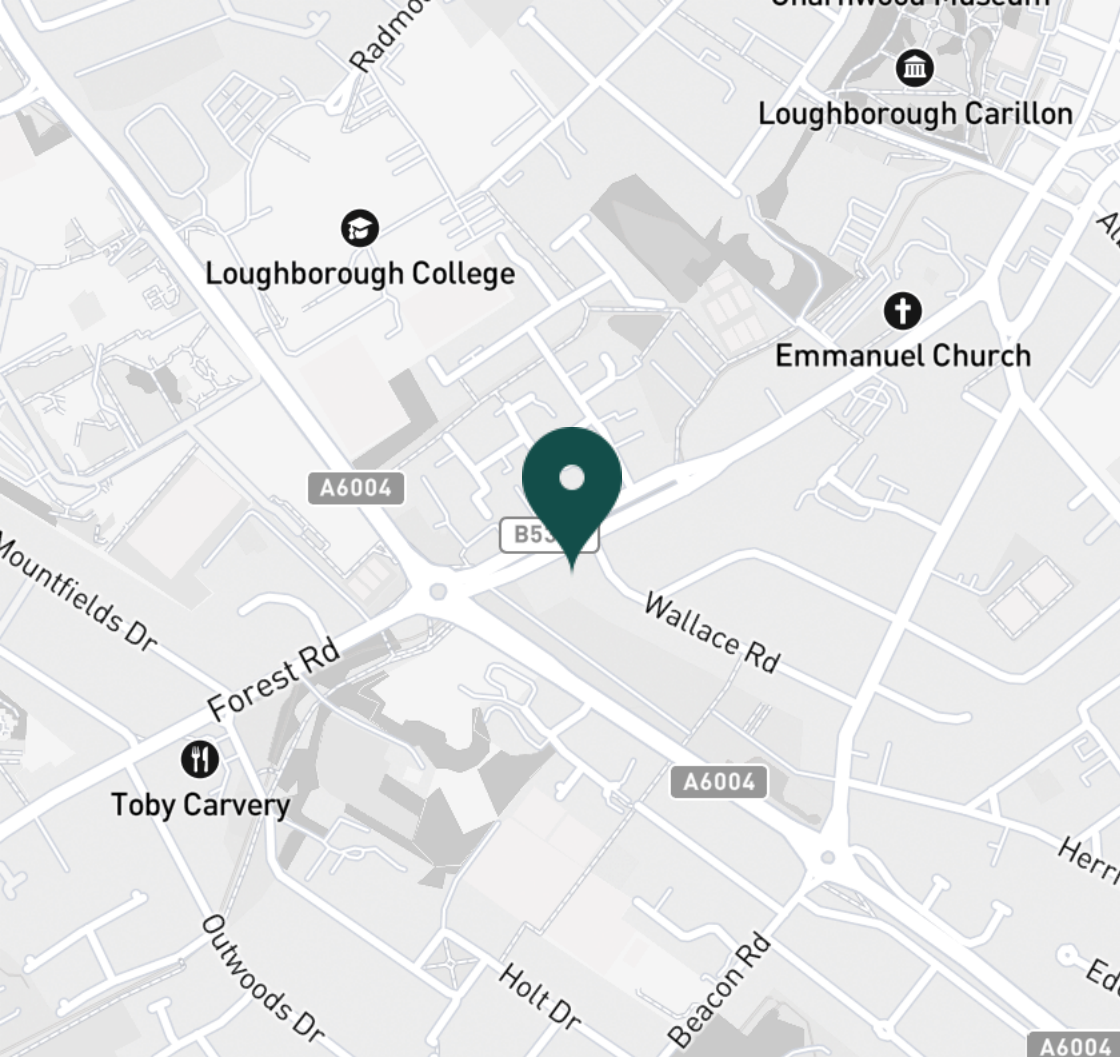


Forest Road



Lounge / Kitchen





#### SUPERMARKETS

Tesco Extra Loughborough	0.9 mi
Co-op Food Knightthorpe Rd	1.2 mi
Sainsburys Loughborough	1.2 mi
Tesco Superstore Loughborough	1.2 mi
Marks & Spencer	1.4 mi

#### GYMS

Radmoor Centre	0.5 mi
Loughborough University Pool	0.6 mi
Loughborough Sport	0.7 mi
Fit4Less	0.8 mi
Dynamite Gym Ltd	0.9 mi

#### TRAIN STATIONS

Loughborough	1.8 mi
Barrow upon Soar	3.7 mi
Sileby	5.5 mi
Syston	9.6 mi
South Wigston	10.8 mi

#### NURSERY SCHOOLS

Emmanuel PS	0.4 mi
Parkside PS	0.6 mi
Loughborough Campus Nursery	0.8 mi
Little House Day Nursery	0.9 mi
Westwards Nursery	0.9 mi

#### PRIMARY SCHOOLS

Mountfields Lodge Sch	0.3 mi
Sacred Heart Catholic PS	0.5 mi
Our Lady's Convent Sch	0.9 mi
Beacon Primary Academy	1.0 mi
Loughborough CE PS	1.1 mi

#### HIGH SCHOOLS

Loughborough College	0.5 mi
Lboro Uni School Of The Arts	0.5 mi
Our Lady's Convent Sch	0.9 mi
RNIB College Loughborough	1.4 mi
The Garendon High Sch	1.4 mi

Discover  
*Loughborough*



- ✓ Fully Furnished
- ✓ Room in Shared House
- ✓ Bills Included
- ✓ Great Living Area
- ✓ Students or Professionals
- ✓ First Floor Room







Lounge / Kitchen



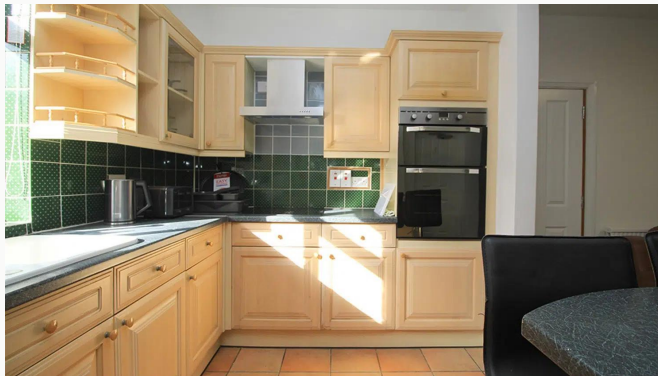
Lounge / Kitchen



Lounge / Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Utility Room





Utility Room



Shower Room



Bathroom



Bathroom

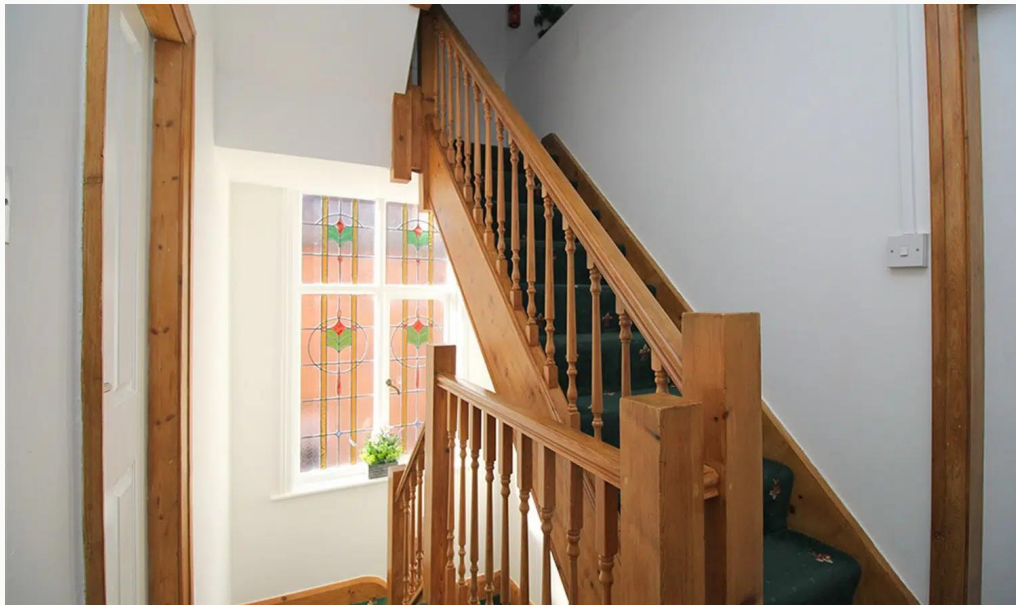




Bathroom



Bathroom



Landing



Landing



**Available**  
From 04/06/2025

**Comes**  
Furnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
2

**Parking**  
Driveway

**Postcode**  
LE11 3NR

**Rent**  
£475 pcm

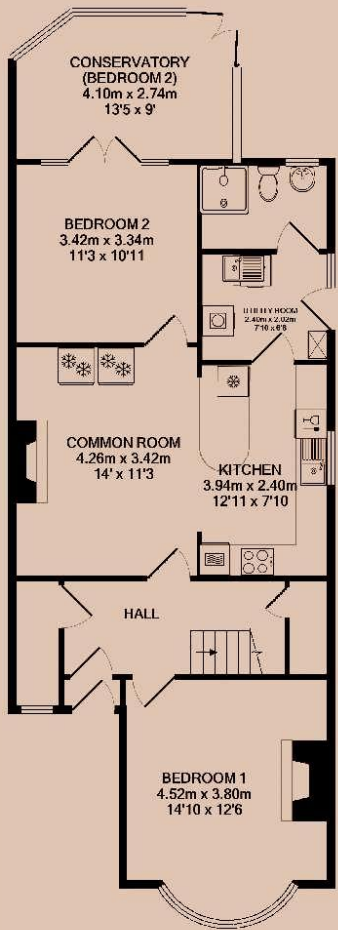
**Deposit**  
£510

**EPC**  
58 | D

**Council Tax Band**  
D

**ID**  
#9371

**Updated**  
04/06/2025



GROUND FLOOR



1ST FLOOR



ATTIC ROOM

# *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.



**OUR OFFICE**  
7 Biggin Street  
Loughborough, LE11 1UA

**CONTACT US**  
01509 320 320  
let@huntleys.net

