

Student

# *Forest Road*

Loughborough

7 Bed Detached House • LE11 3HT • £137 pppw • £200 Deposit Per Person



## Forest Road, Loughborough

Seven DOUBLE bedrooms, THREE washrooms, WALL mounted TV, DRIVEWAY parking, OPEN PLAN kitchen with BREAKFAST BAR, all the kitchen APPLIANCES including AMERICAN style fridge-freezer and a DISHWASHER. BILLS INCLUDED. 2025 - 2026 cademic Year.

### Kitchen and Breakfast room 3.8m (12'6) x 3.5m (11'6)

Great kitchen complete with American style fridge freezer and breakfast bar overlooking the lounge / TV area. All the kitchen appliances you need are included. (Yes there is a dishwasher&#33;)

An ensuite shower room, accessed via one of the bedrooms.

### Garden

Private and low maintenance rear garden with patio, decking and lawn. Great for BBQs in the summer. Convenient side access makes this a great place to secure bikes.

### Lounge 3.5m (11'6) x 2.9m (9'6)

Spacious lounge with oversized sofas, flat screen TV. The open plan layout to the kitchen and Breakfast bar makes this a great social space.

### Parking

Driveway parking for approximately four cars to the side of the property with further space available on road without restriction.

### Seven bedrooms

All the bedrooms in this house are good sized double rooms fully furnished with double beds, side tables, desks, chairs, wardrobes and chests of draws. The rooms are decorated in a variety of colours, all of which are double glazed and centrally heated.

### Heating

Gas fired central heating.

### Glazing

Full Upvc double glazing.

### Shower room 3.4m (11'2) x 1.7m (5'7)

Situated on the ground floor. A newly refitted three piece shower suite complete with heated towel rail.

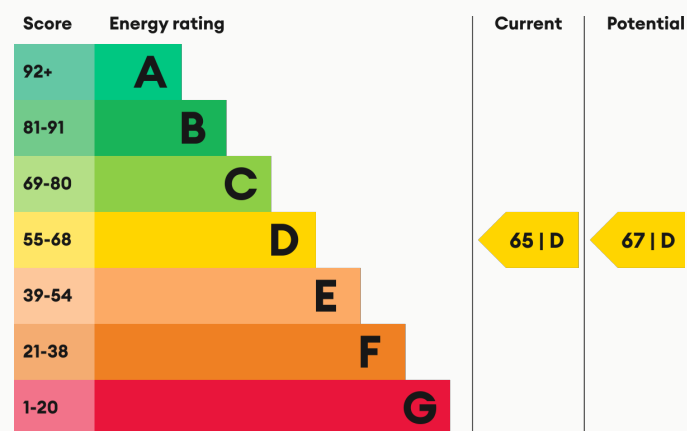
### Utilities

Bills Included.

### Bathroom 2.1m (6'11) x 2.1m (6'11)

Situated on the first floor. A contemporary three piece bathroom suite complete with electric shower over the bath and heated towel rail.

### 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



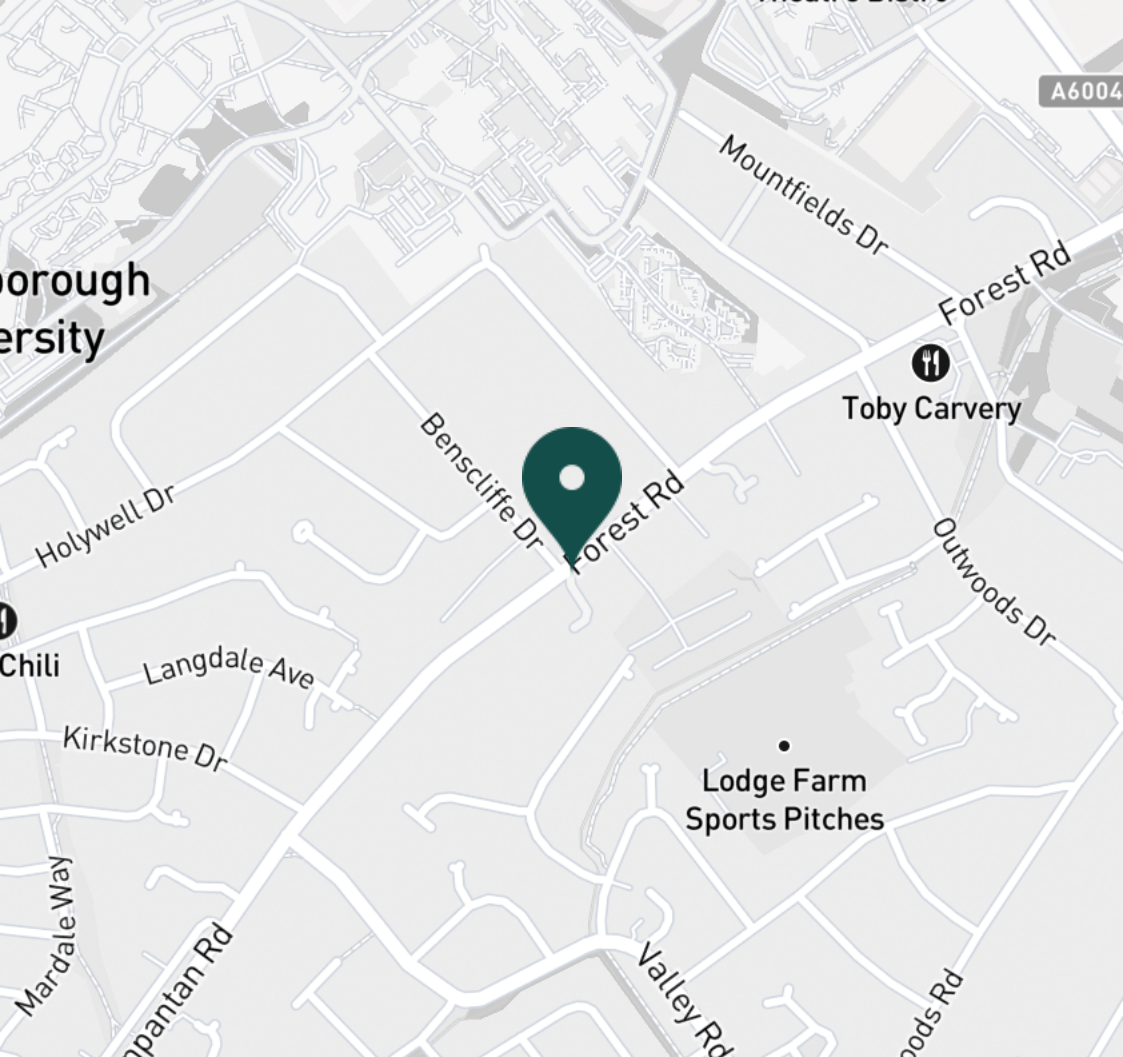
Landing



Bedroom



Bedroom



### SUPERMARKETS

Tesco Extra Loughborough	1.4 mi
Co-op Food Knightthorpe Rd	1.5 mi
Tesco Superstore Loughborough	1.6 mi
Marks & Spencer	1.7 mi
Sainsburys Loughborough	1.8 mi

### GYMS

Radmoor Centre	0.9 mi
Loughborough University Pool	1.0 mi
Loughborough Sport	1.1 mi
Fit4Less	1.2 mi
Dynamite Gym Ltd	1.3 mi

### TRAIN STATIONS

Loughborough	2.2 mi
Barrow upon Soar	4.2 mi
Sileby	6.0 mi
Syston	10.9 mi
South Wigston	11.2 mi

### NURSERY SCHOOLS

Emmanuel PS	0.8 mi
Parkside PS	1.0 mi
Nanpantan Nursery School	1.1 mi
Loughborough Campus Nursery	1.1 mi
Little House Day Nursery	1.2 mi

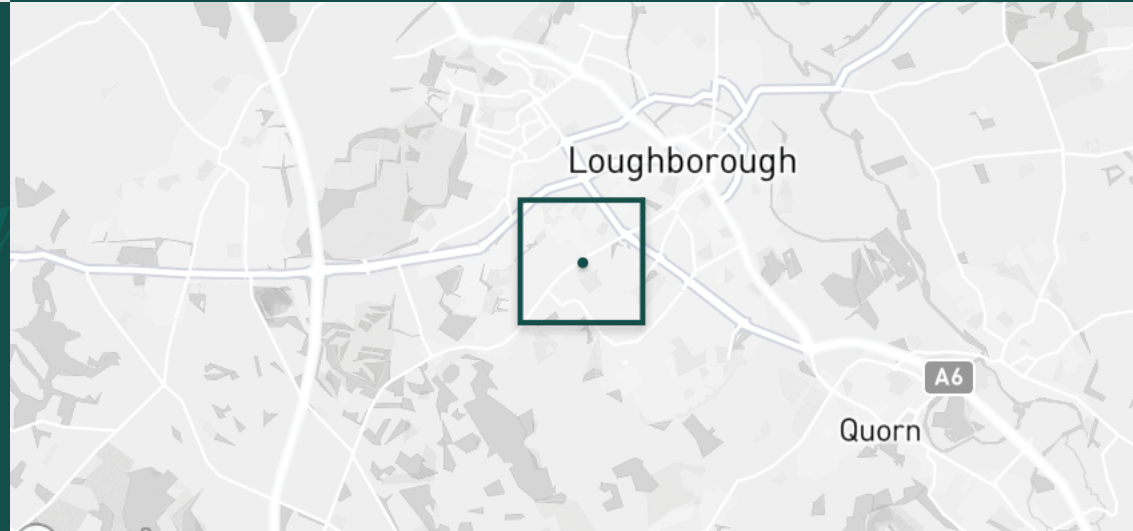
### PRIMARY SCHOOLS

Mountfields Lodge Sch	0.5 mi
Holywell PS	0.7 mi
Sacred Heart Catholic PS	1.0 mi
Our Lady's Convent Sch	1.4 mi
Beacon Primary Academy	1.4 mi

### HIGH SCHOOLS

Loughborough College	0.9 mi
Lboro Uni School Of The Arts	0.9 mi
Woodbrook Vale	1.3 mi
Our Lady's Convent Sch	1.4 mi
RNIB College Loughborough	1.8 mi

Discover  
*Loughborough*



- ✓ Seven Double Bedrooms
- ✓ Bills included
- ✓ Wi-Fi included
- ✓ Driveway Parking
- ✓ Fully Furnished
- ✓ Great Garden





Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Ensuite Shower Room



Bedroom



Bedroom



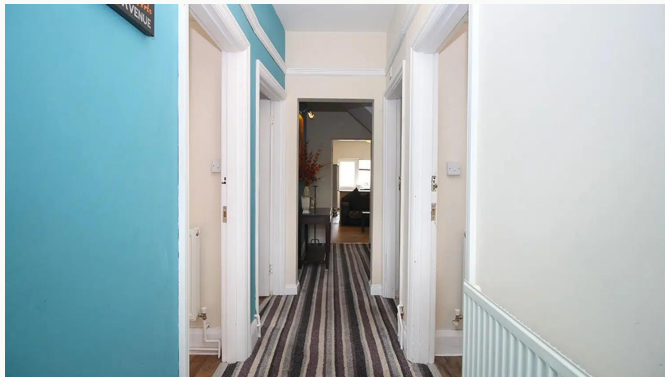
Kitchen and Breakfast area



Lounge



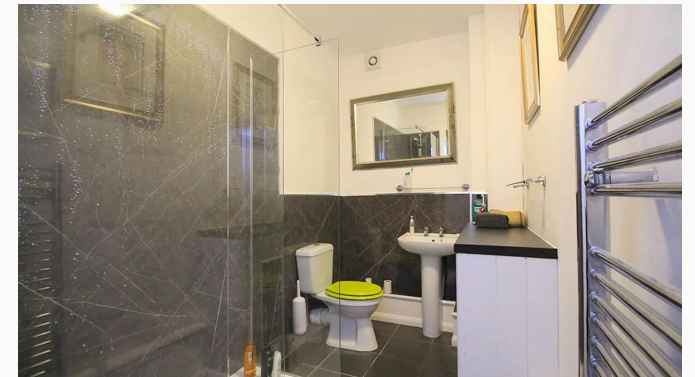
Entrance hall



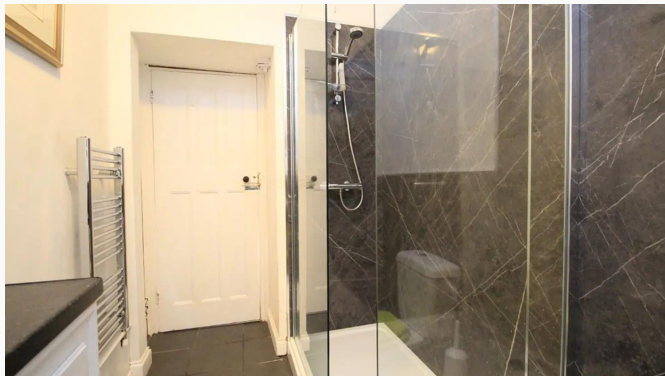
Entrance hall



Front door



Shower room



Shower room



Second Bathroom



Decking



Decking



Patio



Driveway



Forest Road



**Available**  
From 06/09/2025

**Comes**  
Furnished

**Bedrooms**  
7

**Receptions**  
1

**Bathrooms**  
3

**Parking**  
Driveway

**Postcode**  
LE11 3HT

**Rent**  
£137 pppw

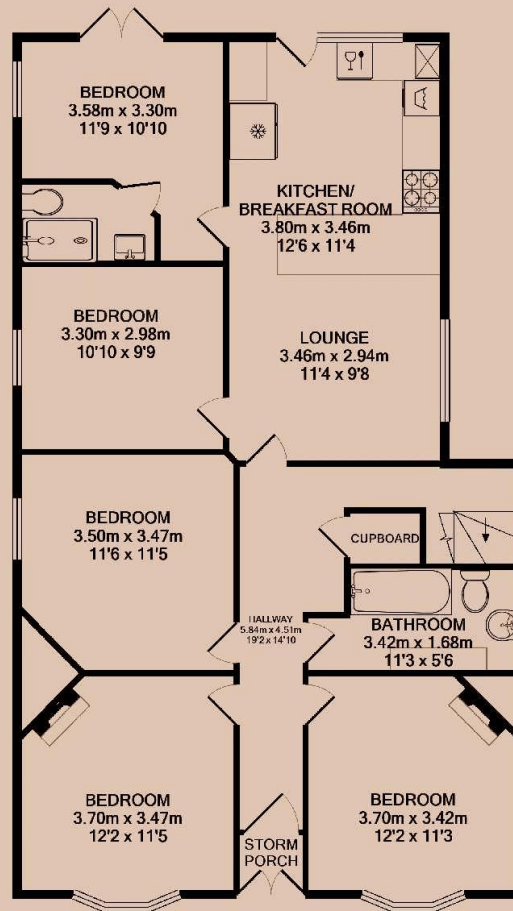
**Deposit**  
£1,400

**EPC**  
65 | D

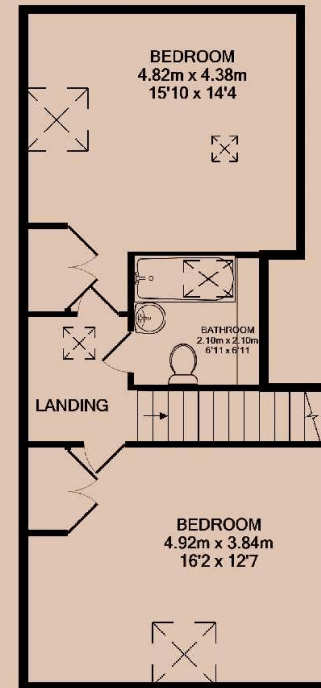
**Council Tax Band**  
C

**ID**  
#476

**Updated**  
18/10/2024



GROUND FLOOR



1ST 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.



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