



*Coe Avenue*  
Loughborough

3 Bed Semi-Detached House • LE11 4SE • £975 pcm • £1,120 Deposit



## Coe Avenue, Loughborough

A lovely three bedroom semi-detached home situated on this quiet cul-de-sac. It benefits from an open-plan lounge and diner affording views of the terraced garden. It has three bedrooms and an upstairs bathroom. This smart modern home is a great choice for families.

### Lounge 4m (13'1) x 3.2m (10'6)

A contemporary decorated and light lounge. Generous proportioned with ample power points. Opens to the dining room.

### Dining Room 3.4m (11'2) x 2.7m (8'10)

Situated between the kitchen and the lounge. This dining area is large enough for the whole family and affords views of the rear garden.

### Kitchen 3.4m (11'2) x 2.3m (7'7)

This well arranged kitchen provides a practical cooking area. It includes stand alone cooker, fridge-freezer and space for all the other appliances as well as a door to the rear garden.

### Master bedroom 4.1m (13'5) x 3m (9'10)

This master bedroom has double fitted wardrobes and a large window affording views of Coe Avenue.

### Bedroom Two 3.3m (10'10) x 3m (9'10)

A well proportioned double bedroom with several fitted wardrobes. Overlooks the rear garden.

### Bedroom Three 3.1m (10'2) x 1.9m (6'3)

A single bedroom with shelving over the stairs and several freestanding wardrobes.

### Bathroom 1.9m (6'3) x 1.9m (6'3)

Situated on the first floor this part-tiled, three piece, family bathroom comes complete with an electric shower over the bath.

### Garden

A low maintenance, terraced, rear garden with patio seating area and summerhouse.

### Parking

Parking on drive for two cars, in tandem, with further parking available on road, without restriction.

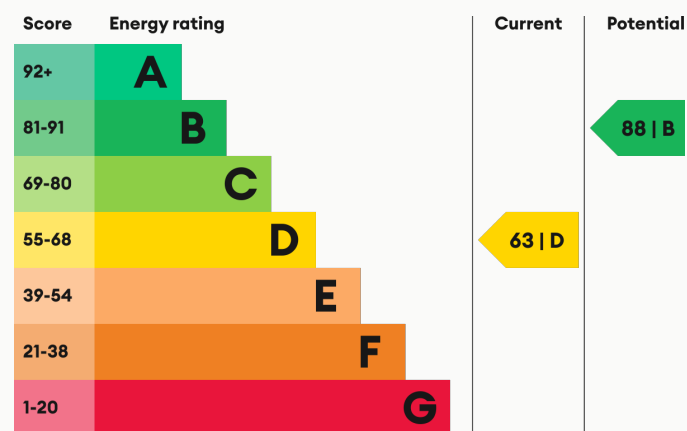
### Heating

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.



Kitchen



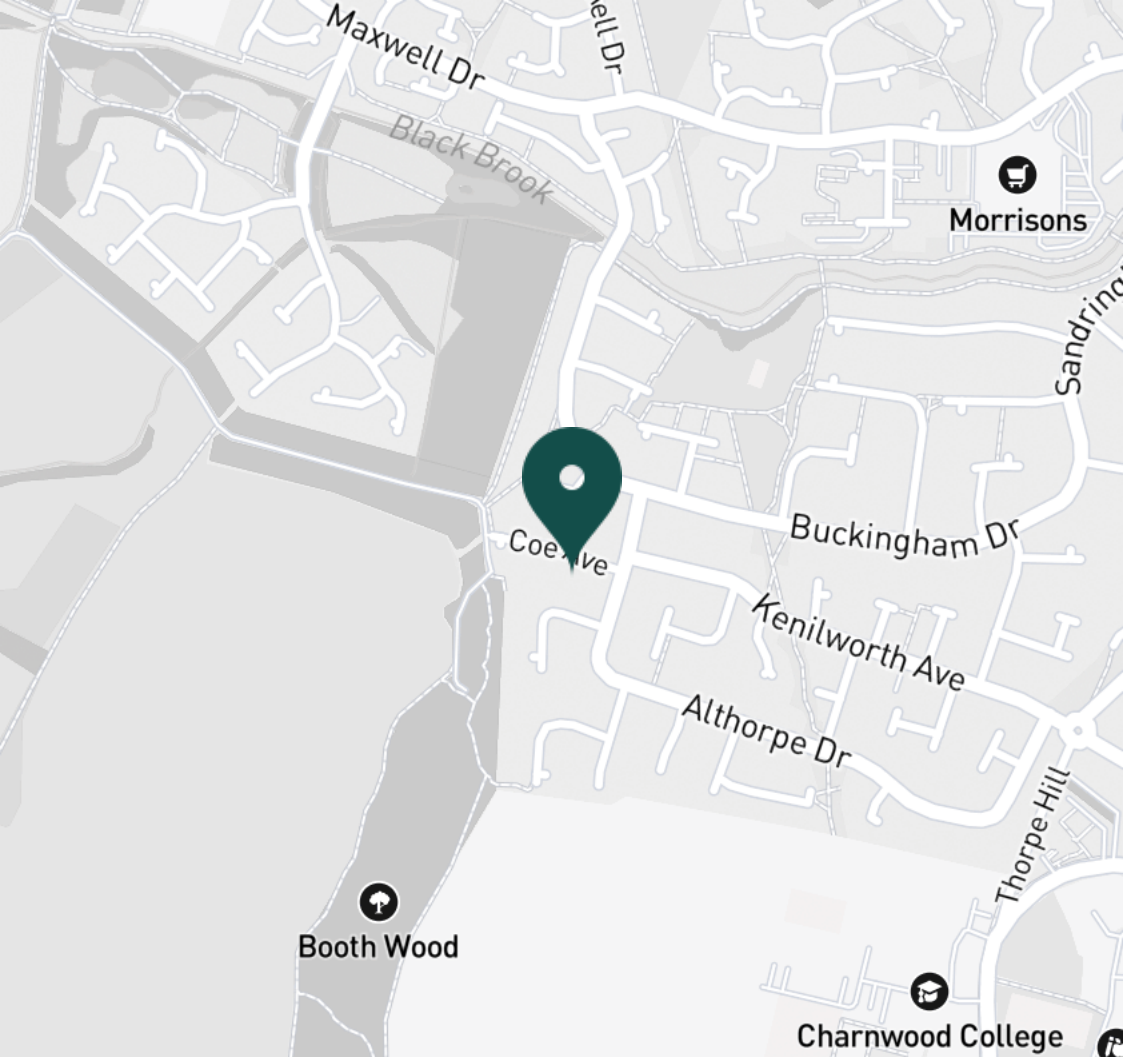
Kitchen



Living Area



Living Area



#### SUPERMARKETS

|                               |        |
|-------------------------------|--------|
| Morrisons Loughborough        | 0.7 mi |
| Co-op Food Knightthorpe Rd    | 0.7 mi |
| Lidl Loughborough             | 1.5 mi |
| Aldi Loughborough             | 1.8 mi |
| Tesco Superstore Loughborough | 1.8 mi |

#### GYMS

|                               |        |
|-------------------------------|--------|
| Loughborough University Pool  | 1.4 mi |
| Loughborough Sport            | 1.5 mi |
| Radmoor Centre                | 1.5 mi |
| Holywell Fitness Centre       | 1.6 mi |
| Burleigh Springs Leisure Club | 1.7 mi |

#### TRAIN STATIONS

|                       |         |
|-----------------------|---------|
| Loughborough          | 2.5 mi  |
| Barrow upon Soar      | 5.4 mi  |
| Sileby                | 7.2 mi  |
| East Midlands Parkway | 9.9 mi  |
| Syston                | 11.5 mi |

#### NURSERY SCHOOLS

|                             |        |
|-----------------------------|--------|
| Charnwood College Playgroup | 0.8 mi |
| Little House Day Nursery    | 0.9 mi |
| Robert Bakewell Playgroup   | 1.1 mi |
| Kingscliffe Day Nursery     | 1.5 mi |
| Loughborough Campus Nursery | 1.6 mi |

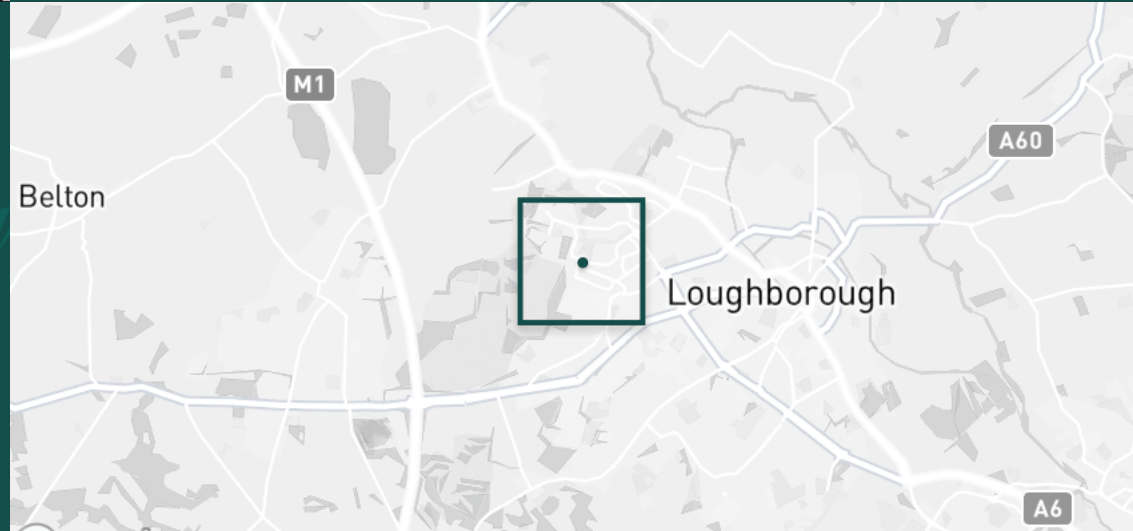
#### PRIMARY SCHOOLS

|                        |        |
|------------------------|--------|
| Thorpe Acre Junior Sch | 0.6 mi |
| Stonebow County PS     | 0.7 mi |
| Ashmount Sch           | 0.8 mi |
| Booth Wood PS          | 0.9 mi |
| Robert Bakewell PS     | 1.2 mi |

#### HIGH SCHOOLS

|                             |        |
|-----------------------------|--------|
| The Garendon High Sch       | 0.6 mi |
| De Lisle Catholic Science C | 0.7 mi |
| Charnwood College           | 0.8 mi |
| Ashmount Sch                | 0.8 mi |
| Loughborough College        | 1.5 mi |

Discover  
*Loughborough*





Living Area



Living Area



Kitchen



Living Area



Entrance



Bedroom



Bedroom



Bedroom



Bedroom



Landing



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Garden



Garden



Garden



Shed



Garage



Coe Avenue



Coe Avenue



**Available**  
From 06/05/2025

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE11 4SE

**Rent**  
£975 pcm

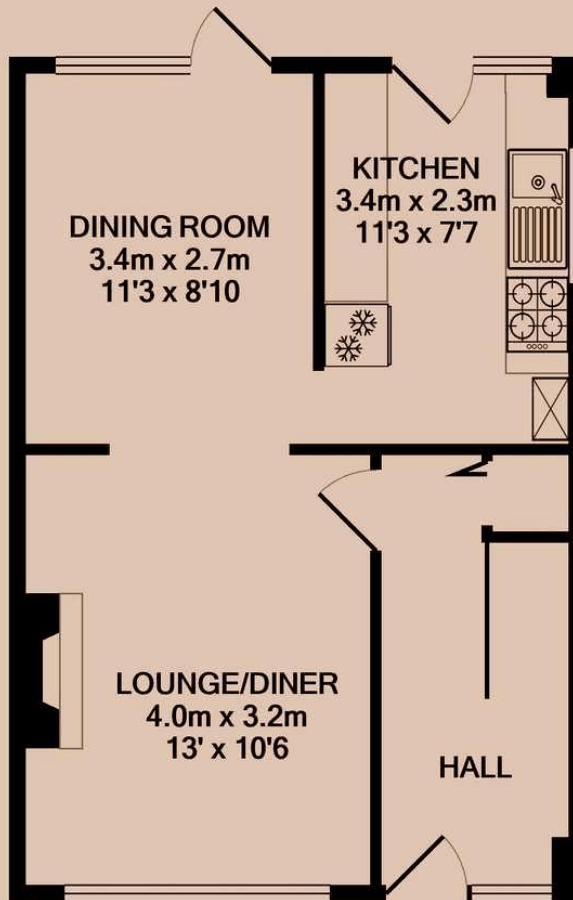
**Deposit**  
£1,120

**EPC**  
63 | D

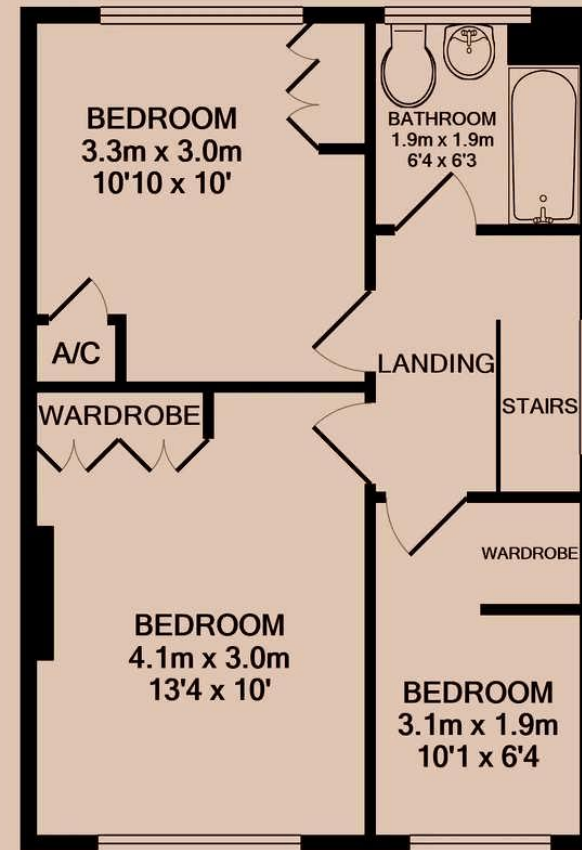
**Council Tax Band**  
C

**ID**  
#5689

**Updated**  
22/04/2025



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.



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

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



# Huntleys

