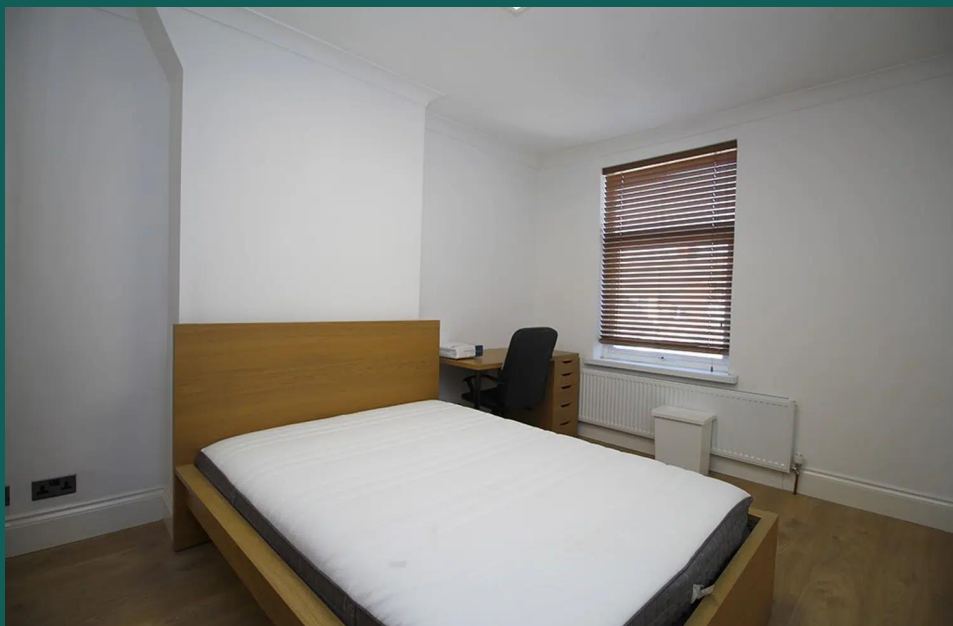




*Ratcliffe Road*  
Loughborough

1 Bed 1st Floor Room • LE11 1LH • £525 pcm • £600 Deposit



## Ratcliffe Road, Loughborough

Contemporary FIRST-floor LARGE double BEDROOM in a shared house with 4K TV. Fully FURNISHED to a high standard. STYLISH kitchen with all APPLIANCES included. BILLS, CLEANING and 300mbps WIFI included. Just a short WALK into town and the TRAIN STATION.

### The Bedroom 4m (13'1) x 3m (9'10)

The bedroom available comes fully furnished with a bed and memory foam mattress, 42 inch 4K Toshiba TV, Freeview, several fitted wardrobes and a bedside cabinet, desk and chair. Plenty of power points, double glazed and centrally heated. Marked as "this one" on the floor plan.

### Kitchen 3.9m (12'10) x 2.6m (8'6)

A well set out kitchen complete with all the appliances you need. Access to the rear yard.

### Shower room 1.78m (5'10) x 1.58m (5'2)

Located on the first floor just down from the bedroom. This Shower room includes an oversized shower, toilet, sink and heated towel rail.

### Bathroom 3.1m (10'2) x 2.6m (8'6)

Located on the first floor next to the shower room. This four-piece bathroom includes a bath, separate shower cubical, toilet, sink, heated towel rail and cabinet.

### Rear Yard

A quiet and private rear yard is laid to paving. Side access makes this a convenient place to store bikes.

### Parking

On-street parking is available with a permit.

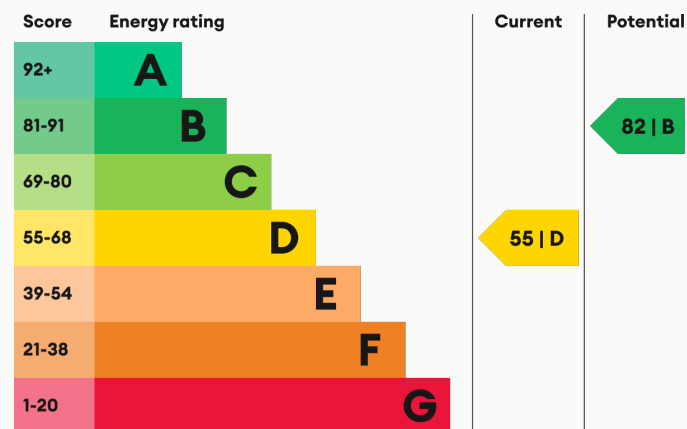
### Heating

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.



The Room



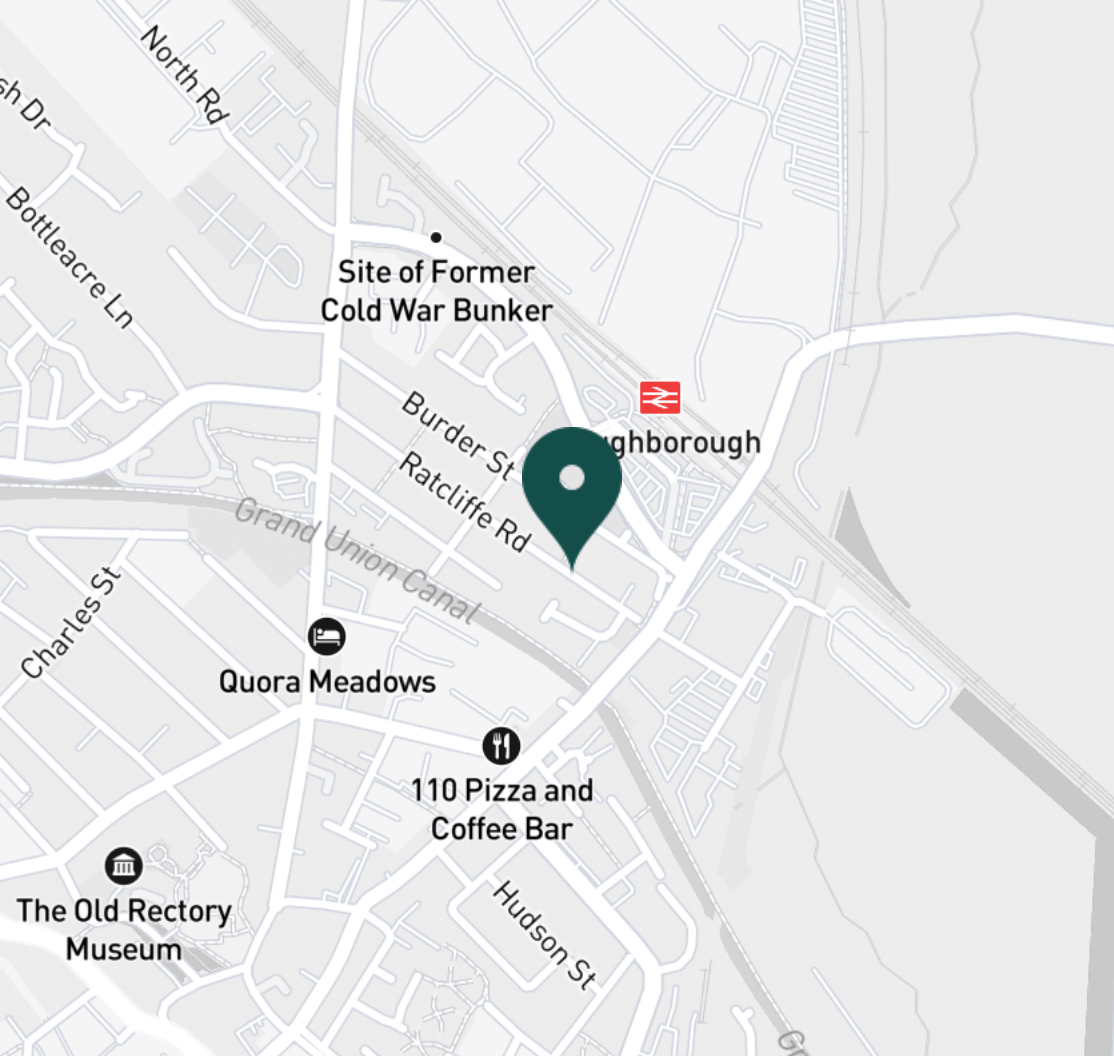
The Room



The Room



Landing



#### SUPERMARKETS

Aldi Loughborough	0.6 mi
Tesco Superstore Loughborough	0.8 mi
Marks & Spencer	0.9 mi
Lidl Loughborough	1.0 mi
Sainsburys Loughborough	1.2 mi

#### GYMS

CrossFit Loughborough	0.3 mi
PureGym Loughborough	0.7 mi
Anytime Fitness Loughborough	0.8 mi
Dynamite Gym Ltd	1.1 mi
NPC Performance Centre	1.3 mi

#### TRAIN STATIONS

Loughborough	0.6 mi
Barrow upon Soar	4.4 mi
Sileby	6.3 mi
East Midlands Parkway	10.3 mi
Syston	11.2 mi

#### NURSERY SCHOOLS

Babblebrooke Day Nursery	0.7 mi
Cobden Childrens Centre	0.8 mi
Small World Nursery	1.1 mi
Lime Tree Nursery	1.2 mi
Busy Bees in Loughborough	1.3 mi

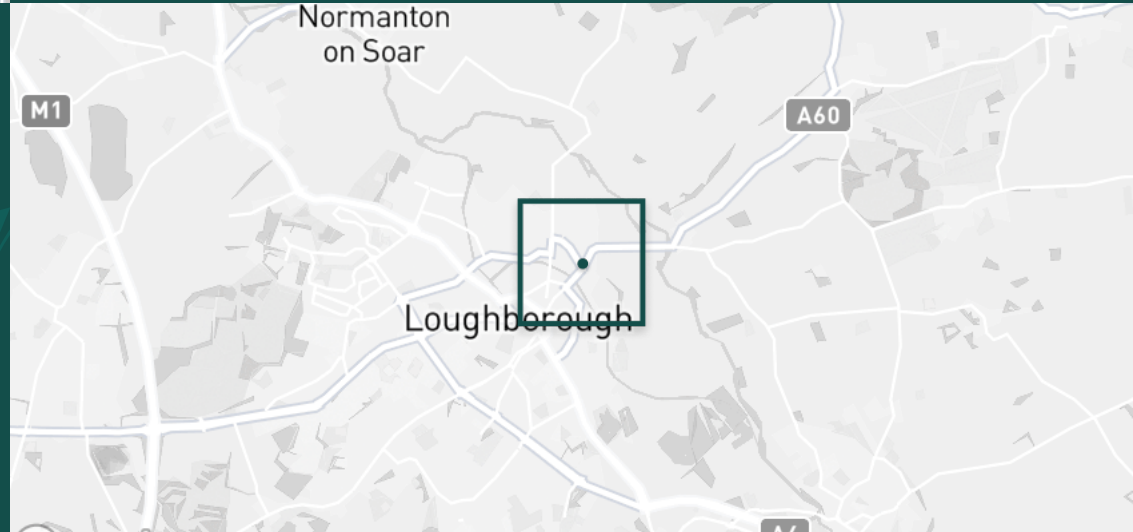
#### PRIMARY SCHOOLS

Rendell Primary School	0.5 mi
Cobden PS	1.2 mi
Fairfield Preparatory Sch	1.3 mi
St Marys Catholic PS	1.3 mi
Loughborough CE PS	1.5 mi

#### HIGH SCHOOLS

Limehurst Academy	0.6 mi
RNIB College Loughborough	1.5 mi
Loughborough Grammar Sch	1.6 mi
Loughborough High Sch	1.7 mi
Our Lady's Convent Sch	1.7 mi

Discover  
*Loughborough*



✓ Fully Furnished

✓ 300 Mbps Wi-Fi

✓ Bills included

✓ Council Tax included

✓ Students or professionals

✓ First-floor location





Kitchen



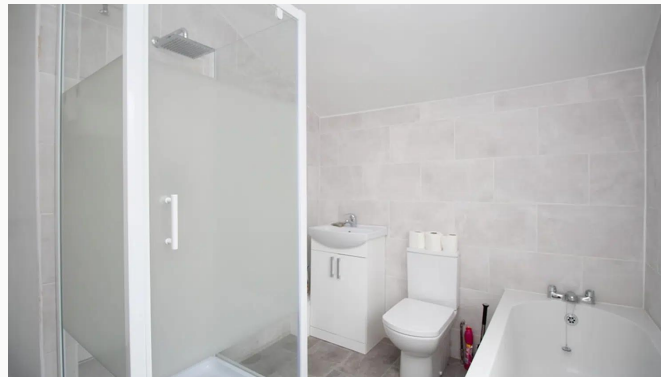
Kitchen



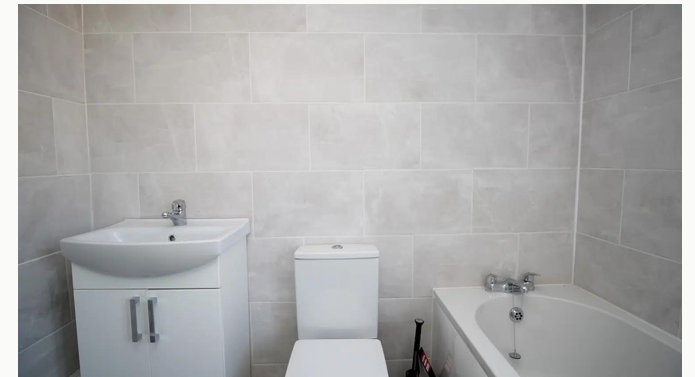
Provided Tableware



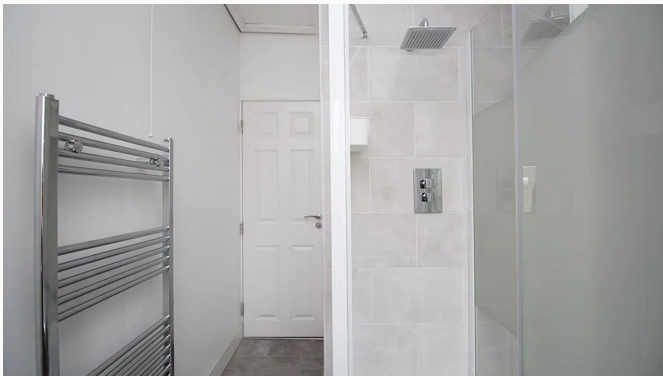
Quality appliances



Bathroom (Shared)



Bathroom



Bathroom



Shower Room (shared)



Shower Room



Ratcliff Road



Ratcliff Road



Ratcliff Road

**Available**  
From 25/01/2024

**Comes**  
Furnished

**Bedrooms**  
1

**Receptions**  
0

**Bathrooms**  
2

**Parking**  
With permit

**Postcode**  
LE11 1LH

**Rent**  
£525 pcm

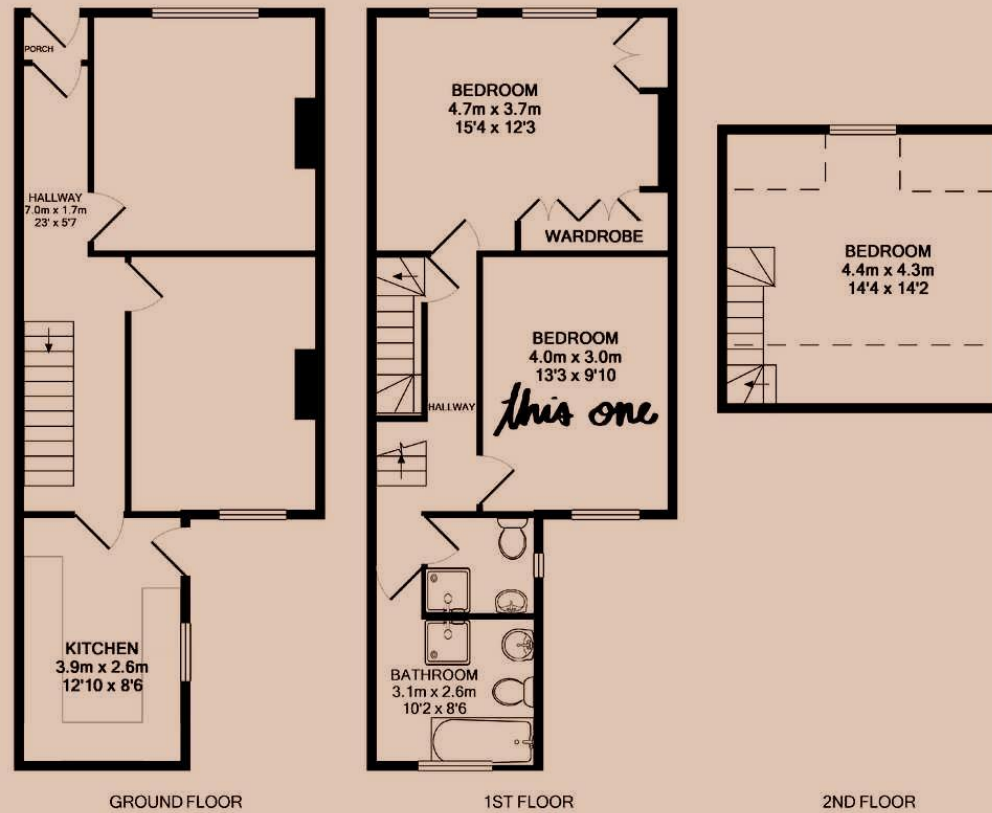
**Deposit**  
£600

**EPC**  
55 | D

**Council Tax Band**  
A

**ID**  
#1404

**Updated**  
06/01/2025





# *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

