

113 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



**3 big double bedrooms**

**GUARANTEED Wi-Fi in every bedroom!**

**£100 per week rent 2023-2024**

**NO BILLS TO PAY!\***

Add £15 per week all inclusive

Total all inclusive £115 per week / £5,980 for the contract

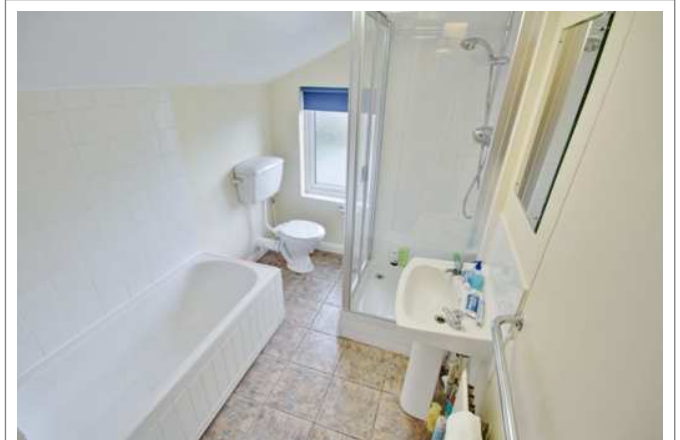
**Modern well-equipped kitchen, comfy living room with leather sofas & 37" LED HD TV, 3 big double bedrooms, bathroom and separate laundry room.**

Wonderful location in the highly-desirable Golden Triangle area - close to campus & town centre - this is an exceptional opportunity to live in a very popular house.

The enclosed zero maintenance garden is perfect for BBQs; there is a pub style picnic bench, shrubs and hedge plus a lockable outbuilding / boiler-house for extra storage, together with a lockable bike storage shed.

PIR security lights in alleyway and back door / garden area for added peace of mind.

**Google 5.0 ★★★★★ | Facebook 4.8 out of 5**



**[www.andrewchell.com](http://www.andrewchell.com)**

66 Ashby Road : Loughborough : LE11 3AE

m: 07769 684800 t: 01509 552814 e: [andrew@andrewchell.com](mailto:andrew@andrewchell.com)

## 113 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



### A cosy home from home

- Big rooms with luxury double beds
- All matching solid pine bedroom furniture; large desks
- Network & digital TV point in all rooms
- New leather sofas & modern living room furniture
- 37" LED HD TV with Freeview
- Premium kitchen with stainless steel oven & hob, dishwasher & fridge
- Separate laundry room in the basement with washing machine, tumble dryer, fridge & freezer
- A sparkling white bathroom with bath, separate shower, basin and loo
- Freshly decorated & professionally cleaned throughout
- Energy efficient; thoroughly insulated
- 24 / 7 unlimited hot water
- Garden with pub style picnic bench
- Lockable bike shed
- Henry vacuum & other cleaning tools



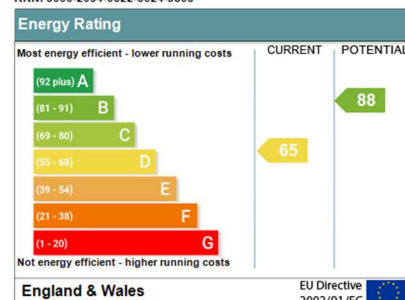
Made with Metropix G2012

### All-inclusive package

A budgeted allowance scheme is included in the rent to cover the cost of Water Rates and TV Licence along with all the bills for electricity, gas, broadband internet, digital TV and phone services you use during your tenancy.

Any unused allowance of the electricity and gas budget is refunded.

Address: 113 LEOPOLD STREET, LOUGHBOROUGH, LE11 5DW  
RRN: 3000-2034-0622-6024-3803



[www.andrewchell.com](http://www.andrewchell.com)

66 Ashby Road : Loughborough : LE11 3AE

m: 07769 684800 t: 01509 552814 e: [andrew@andrewchell.com](mailto:andrew@andrewchell.com)