

7 LEOPOLD STREET : LOUGHBOROUGH LE11 5DL



**5 large double bedrooms**

**£88 per week rent 2019-2020**

Add £9 per week all inclusive

Total all inclusive £97 per week / £5,044 for the contract

**Tasteful well-equipped kitchen, comfy living room with leather sofas & 37" LED HD TV, 5 large double bedrooms, 2 bathrooms and separate laundry room.**

Tremendous location in the sought-after Golden Triangle area - close to campus & town centre - this is an extraordinary opportunity to live in a really well-liked house.

The enclosed south-facing garden is perfect for BBQs; there is a pub style picnic bench, shrubs plus a lockable bike storage shed.



[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)

## 7 LEOPOLD STREET : LOUGHBOROUGH LE11 5DL



### 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 & two fridges
- Separate laundry room in the basement with washing machine, tumble dryer & large freezer
- Two sparkling white bathrooms each with bath and / or 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



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### All inclusive package

Covers the cost of Water Rates and TV Licence together with an allowance to budget for the cost of Electricity and Gas Supplies and Broadband Internet, Subscription TV and Phone Services used during the tenancy.

Any unused allowance is refunded.

Address: 7, Leopold Street, , LOUGHBOROUGH, LE11 5DL  
RRN: 9068-3034-6201-7790-9910

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	58
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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