

137 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



**4 large double bedrooms**

**£94 per week rent only 2019-2020**

Add £9 per week all inclusive

Total all inclusive £103 per week / £5,356 for the contract

Newly refurbished top-to-bottom, this fantastic extended house has wooden floors throughout. Magnificent living room with two leather sofas & 37" LED HD TV, large open-plan kitchen / dining-room, 4 large double bedrooms, 2 bathrooms. Laundry room in basement.

Excellent location in the really popular Golden Triangle area - close to campus & town centre - this is an exceptional opportunity to live in a truly amazing house.

The enclosed zero maintenance garden is perfect for BBQs; there is a pub style picnic bench, and a lockable bike storage shed.

Exclusive use of private lockable alleyway gate to garden provides added security.

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



[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)

137 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



Made with Metropix ©2017

## 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.

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

66 Ashby Road : Loughborough : LE11 3AE

m: 07769 684800 t: 01509 552814 e: andrew@andrewchell.com