

137 LEOPOLD STREET : LOUGHBOROUGH LE11 5DW



**4 large double bedrooms**

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

**£108 per week rent 2023-2024**

**NO BILLS TO PAY!\***

Add £15 per week all inclusive

Total all inclusive £123 per week / £6,396 for the contract

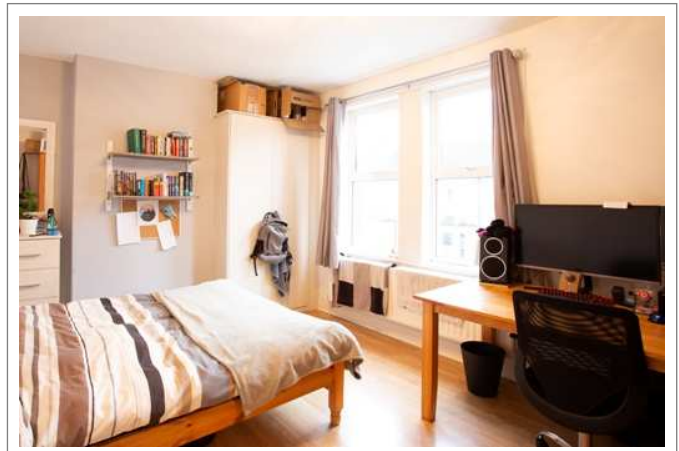
Newly refurbished top-to-bottom, this fantastic extended house has wooden floors throughout. Magnificent living room with two leather sofas & 37" LED HD TV, large open-plan kitchen / dining-room, 4 large double bedrooms, 2 bathrooms. Laundry room in basement.

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)

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Address: 137 Leopold Street, LOUGHBOROUGH, Leicestershire, LE11 5DW  
RRN: 2828-8010-6241-6423-0984

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.