

5 LEOPOLD STREET : LOUGHBOROUGH LE11 5DL



**5 large double bedrooms**

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

**£106 per week rent 2023-2024**

**NO BILLS TO PAY!\***

Add £15 per week all inclusive

Total all inclusive £121 per week / £6,292 for the contract

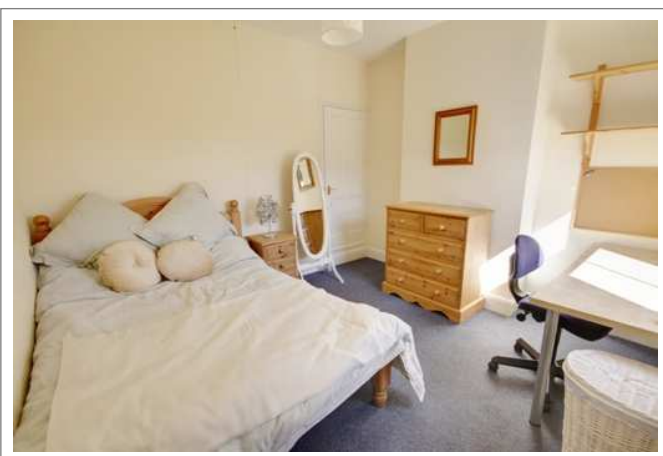
**Elegant well-appointed kitchen, comfy living room with leather sofas & 37" LED HD TV, 5 large double bedrooms, 3 bathrooms and separate laundry room.**

Brilliant location in the highly-sought Golden Triangle area - close to campus & town centre - this is a unique opportunity to live in a very popular house.

The enclosed south-facing garden is perfect for BBQs; there is a pub style picnic bench, trees & shrubs plus 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**

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## 5 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 & large freezer
- Separate laundry room in the basement with washing machine & tumble dryer
- Three 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

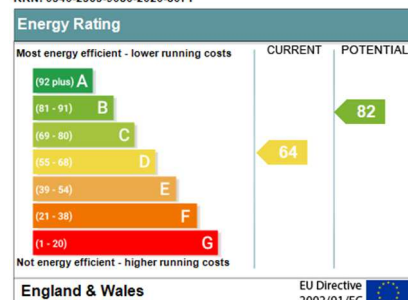


### All-inclusive package

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: 5 LEOPOLD STREET, LOUGHBOROUGH, LE11 5DL  
RRN: 0340-2363-9080-2020-8071



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