

71 WILLIAM STREET : LOUGHBOROUGH LE11 3BX



**6 huge double bedrooms**

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

**£110 per week rent 2023-2024**

**NO BILLS TO PAY!\***

Add £15 per week all inclusive

Total all inclusive £125 per week / £6,500 for the contract

**Fabulous dining kitchen, plus further utility area, comfy living room with leather sofas & 37" LED HD TV, 6 huge double bedrooms, 3 bathrooms and separate laundry room.**

Faultless location in the most-desirable area of the Golden Triangle – very close to campus & town centre - this is a unique opportunity to live in a really special 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.

Exclusive use of private lockable alleyway provides added security.

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)

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## 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 dining kitchen with stainless steel oven & ceramic hob, dishwasher & American fridge-freezer
- Utility area with additional fridge & 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
- Private lockable alleyway provides added security
- 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

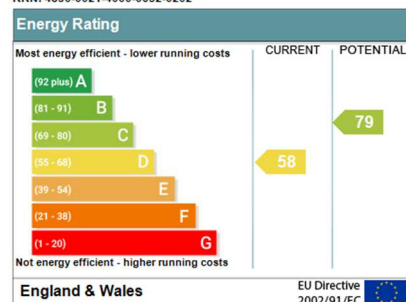


## All-inclusive package

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: 71 WILLIAM STREET, LOUGHBOROUGH, LE11 3BX  
RRN: 4830-0021-4000-0652-0202



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