

Huntleys

• Student property •  
• 2 Bed •



**2 Bed House Share to rent, Leopold Street, Loughborough, LE11 5DN**

£44/pppw (£193/pppcm) based on 2 people sharing + £400 deposit [ EPC: E ]





Living Area

## Leopold Street, Loughborough, LE11 5DN

Fully furnished two bedroomed property suitable for students or sharers ideally situated for the town centre and the University Campus. The property comprises of two reception rooms, fitted kitchen with all the appliances, two fully furnished double bedrooms and a bathroom. The property also has a cellar which provides ample storage space. There is a small garden to the rear of the property and on street permit parking.

### **Reception** 3.43m (11'3) x 3.35m (11')

Situated at the front of the house this good sized room has wood effect laminate flooring making it to keep clean. Comes with dining table and chairs.

### **Living Room** 4.63m (15'2) x 3.43m (11'3)

A light and well decorated room with sofa and armchair. Also benefits from basement storage.

### **Kitchen** 2.42m (7'11) x 1.98m (6'6)

A white contemporary kitchen with all the appliances youll need. Includes sink, electric oven and hob, fridge freezer and washing machine.

### **Bedroom One** 3.44m (11'3) x 3.35m (11')

A large, fully furnished, double bedroom overlooking the front of the property and spanning its full width. Neutrality decorated with wood effect laminate flooring.

### **Bedroom Two** 3.66m (12'0) x 2.53m (8'4)

Fully furnished and well proportioned double bedroom overlooking the rear garden with cupboard over the stairs. Neutrality decorated with wood effect laminate flooring.

### **Please note**

We aim to make our particulars both accurate and reliable. However, they are not guaranteed, nor do they form part of an offer or contract. Please get in touch with us if you require any clarification, especially if you are travelling some distance to view. All measurements are to the widest point.

### **Bathroom** 2.42m (7'11) x 1.98m (6'6)

Three piece bathroom with shower over the bath. Smart tiling completes the look.

### **Garden**

A practical enclosed rear garden. This a great place to secure bikes.

### **Parking**

On street parking for one car with a residents permit.

### **Heating**

Gas fired central heating.

### **Glazing**

Modern, good quality, uPVC double glazing.





Living Area



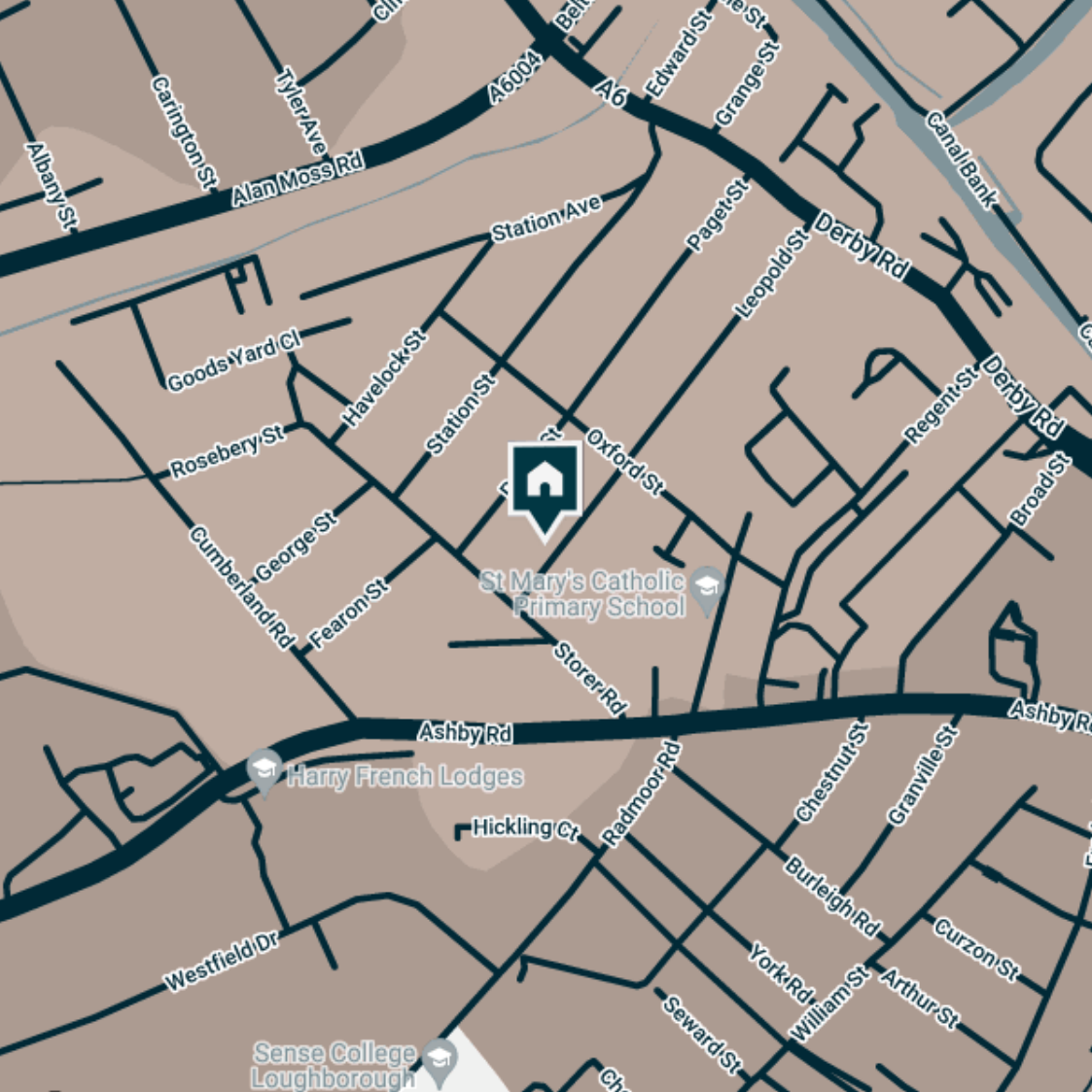
Living Area



Front Room



Front Room



### Supermarkets

Lidl Loughborough	0.2 mi.
Sainsburys Loughborough	0.3 mi.
Marks & Spencer	0.4 mi.
Tesco Superstore Loughborough	0.4 mi.
Aldi Loughborough	0.5 mi.

### Gyms

Anytime Fitness Loughborough	0.3 mi.
Loughborough University Pool	0.4 mi.
PureGym Loughborough	0.4 mi.
Radmoor Centre	0.4 mi.
Loughborough Sport	0.5 mi.

### Train Stations

Loughborough	1 mi.
Barrow upon Soar	3.5 mi.
Sileby	5.3 mi.
East Midlands Parkway	6.4 mi.
Syston	7.9 mi.

### Nursery Schools

Kingscliffe Day Nursery	0.1 mi.
Busy Bees in Loughborough	0.1 mi.
Small World Nursery	0.3 mi.
Babblebrooke Day Nursery	0.4 mi.
Little House Day Nursery	0.5 mi.

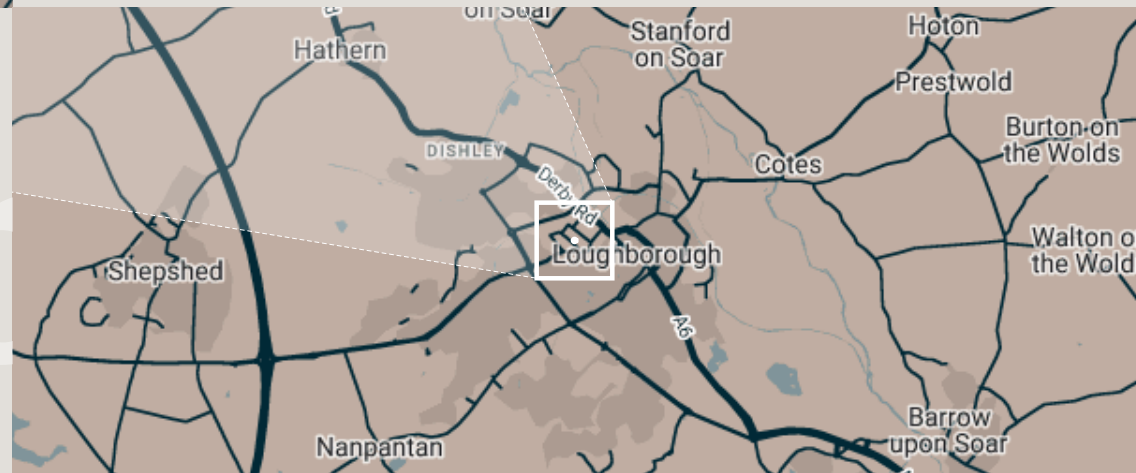
### Primary School

St Marys Catholic Primary Sch	0.1 mi.
Loughborough CE Primary Sch	0.3 mi.
Limehurst Academy	0.4 mi.
Rendell Primary Sch	0.6 mi.
Our Lady's Convent Sch	0.7 mi.

### High School

RNIB College Loughborough	0.3 mi.
Loughborough College	0.4 mi.
Limehurst Academy	0.4 mi.
Lboro Uni School Of The Arts	0.5 mi.
Our Lady's Convent Sch	0.7 mi.

Discover  
Loughborough





## Features

- ✓ Prime location off Ashby Rd
- ✓ Front Access
- ✓ TV
- ✓ Fully furnished
- ✓ Close to University
- ✓ All appliances
- ✓ Upstairs bathroom
- ✓ Low maintenance garden





Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



**Available**  
From 01/07/2022

**Comes**  
Furnished

**Bedrooms**  
2

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
With permit

**Postcode**  
LE11 5DN

**Rent**  
£385.66/pcm

**Deposit**  
£400

**EPC**  
E (54)

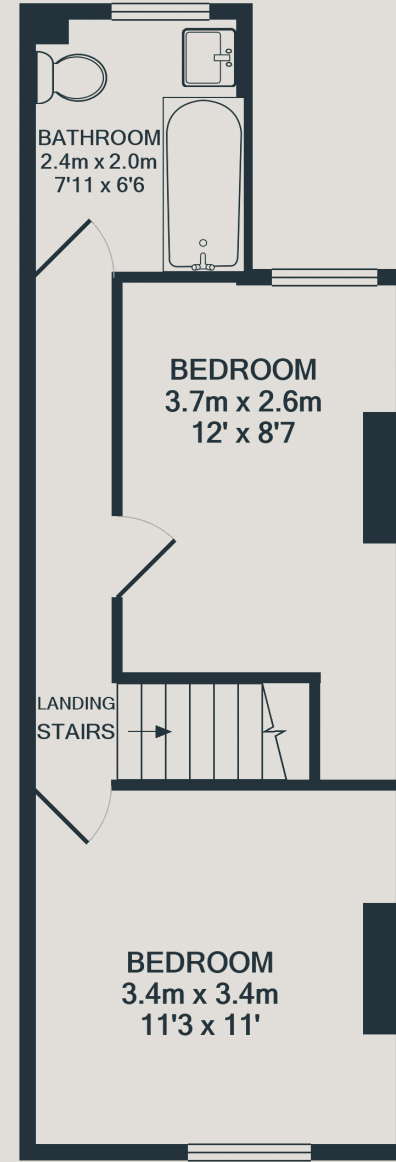
**Council tax**  
Band B

**ID**  
#4247

**Updated**  
28 June 2022



GROUND FLOOR



1ST FLOOR



## Have a property like this? Let's work together

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.

**Need a tenant? Ready to switch agents? Want to find out more? Call us between 9 am and 6 pm on 01509 320 320 or scan the link to find out more.**



**OUR OFFICE**

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