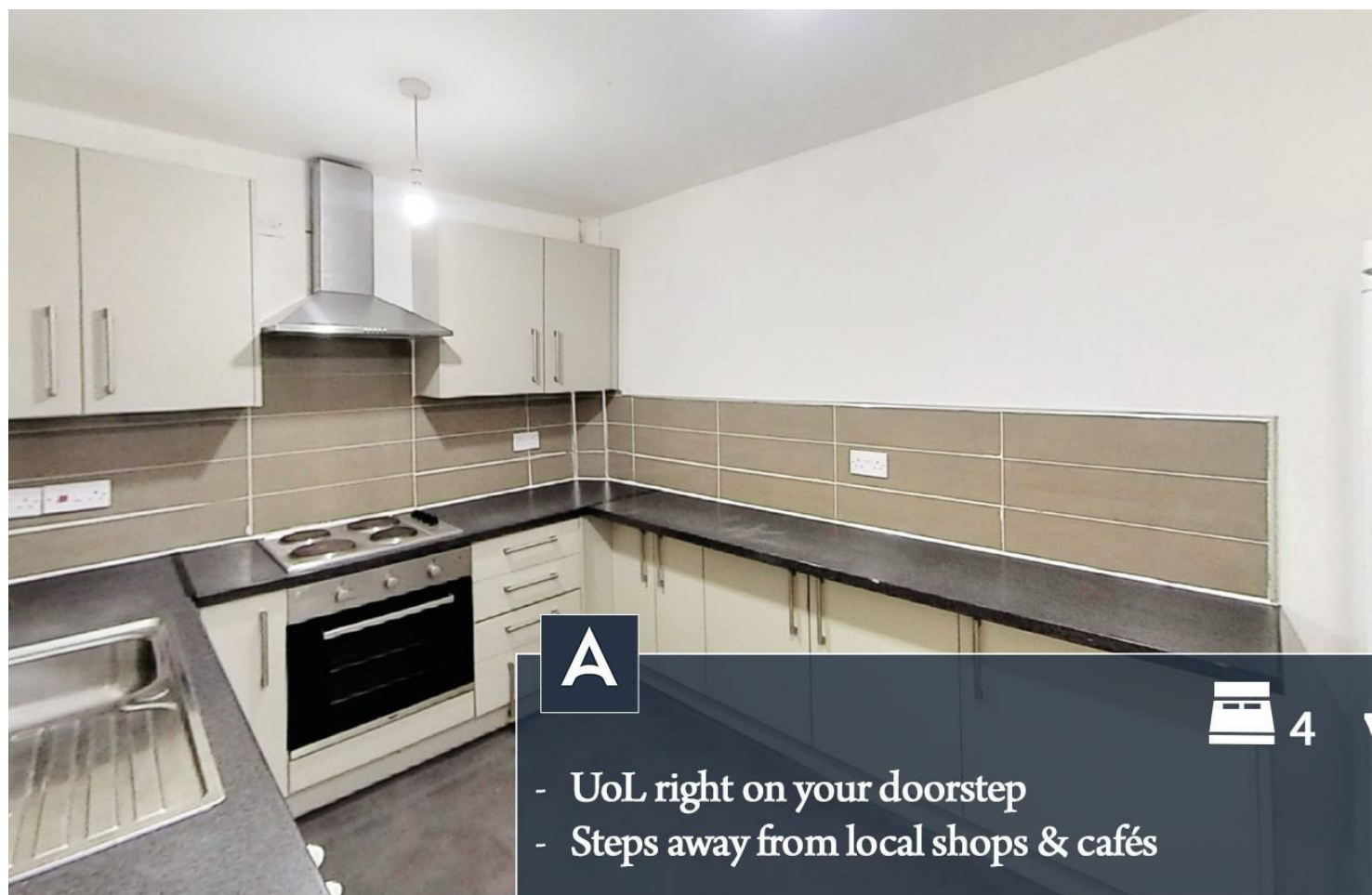




17A Hartopp Road
Leicester, Leicestershire LE2 1WE
£400 Per week

This beautiful four-bedroom house is an exceptional opportunity for students seeking a comfortable and modern living space. The property boasts four generously sized double bedrooms, each with its own ensuite bathroom, ensuring privacy and convenience for all residents.

The heart of the home is the impressive 30ft living and dining area, perfect for socialising and relaxing after a long day of studies. This spacious layout not only provides ample room for entertaining but also creates a warm and inviting atmosphere for everyday living.

Situated just a mere five-minute walk from Leicester University, this property is ideally located for students, making it easy to attend lectures and enjoy campus life. The surrounding area of Clarendon Park offers a delightful mix of local shops, cafes, and parks, enhancing the overall living experience.

17A Hartopp Road, Leicester, Leicestershire LE2 1WE

HALLWAY

Hallway Leading to Living Room and Bedroom 1

LIVING DINER

HUGE Open Plan Living Diner with Sofa Suite and Dining Table. Leading into Kitchen.

KITCHEN

BIG MODERN Kitchen with all amenities including Cooker, Oven, Fridge Freezer and Washing Machine.

BEDROOM 1

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Window facing the front elevation.

ENSUITE 1

Fully Tiled Bathroom with 3 piece suite including Bath with Shower above, Toilet and Wash Hand Basin.

BEDROOM 2

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Window facing the front elevation.

ENSUITE 2

Fully Tiled Bathroom with 3 piece suite including Bath with Shower above, Toilet and Wash Hand Basin.

BEDROOM 3

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair.

ENSUITE 3

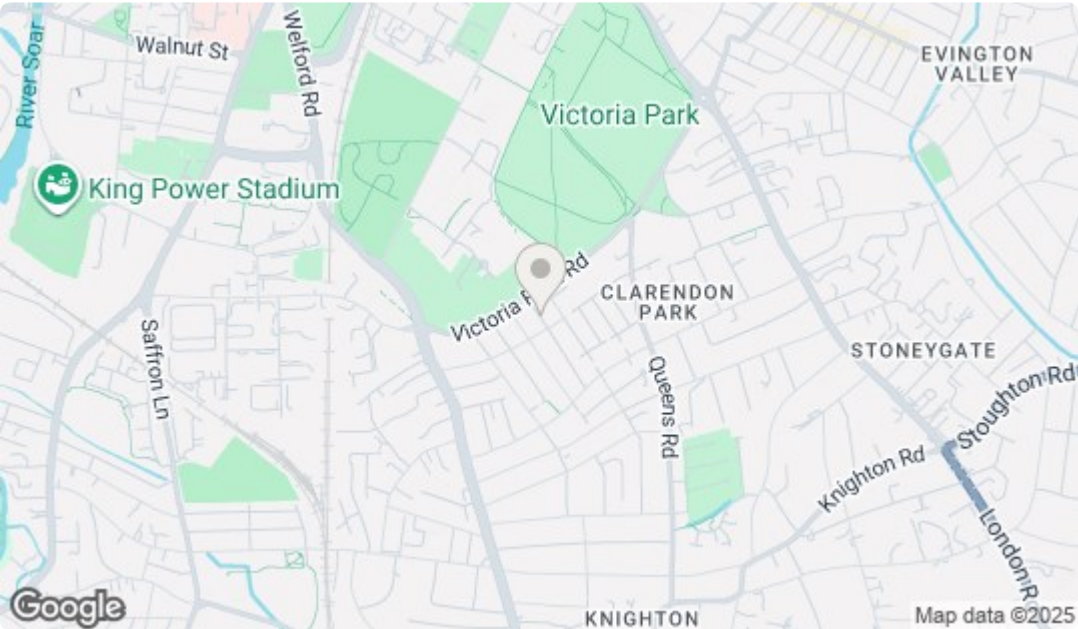
Fully Tiled Bathroom with 3 piece suite including Bath with Shower above, Toilet and Wash Hand Basin.

BEDROOM 4

Good Sized Double Bedroom with Double Bed, Wardrobe, Chest of Drawers, Bedside Cabinet, Desk and Chair. Window facing the front elevation.

ENSUITE 4

Fully Tiled Bathroom with 3 piece suite including Bath with Shower above, Toilet and Wash Hand Basin.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		59	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	