



Kingfisher Way

, Loughborough , LE11 3NF

Rental £155 Weekly
4 bedroom House available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA
loughborough@loc8me.co.uk

01509 239099

Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00
Wed 08.30 - 17.00; Thurs 08.30 - 17.00
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

* Furnished

Situation

£155 (Inclusive per person per week)
Property Reference 4060 Energy Performance Rating C Council tax band: D Tucked away in the highly sought-after Kingfisher estate, this four-bedroom residence is the ideal blend of style, convenience, and comfort. Tailored for students who seek a balanced lifestyle, this home promises proximity to essential spots, ensuring your college life is as seamless as it is memorable. Key Features: Prime Location: Nestled in the serene Kingfisher estate, the house is strategically located, ensuring you're never far from the action. Campus is just a few minutes away via the convenient footpath, while the vibrant town life awaits a ten-minute stroll down Forest Road. Masterful Design: One of the bedrooms boasts an en-suite facility, granting the occupant an exclusive slice of luxury, ensuring privacy and convenience. Morning Ease: With an added downstairs W/C, the morning rush becomes a tad more manageable, allowing students to get to their classes or town expeditions in record time. Relaxed Living: The double bedrooms, well-spaced and designed, promise peaceful nights and productive days. Every student gets their personal space to study, rest, or just chill. Outdoor Oasis: A thoughtfully designed outdoor space awaits, perfect for some sun, a BBQ with friends, or just a quiet evening under the stars. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for Property Ref: inst-21089

All measurements are approximate.

Further Information

The deposit required is £600

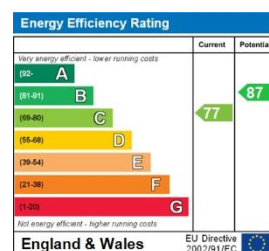
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

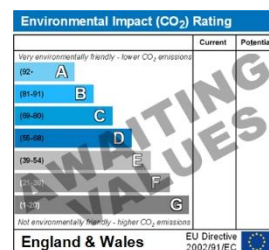
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 15/12/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787