

## Frederick Street

, Loughborough, LE11, LE11 3BJ

# Rental £118 Weekly

6 bedroom House available Now

3 Ashby Square, Loughborough, , LE11 5AA  
[loughborough@loc8me.co.uk](mailto: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

Price: £118 (Inclusive per person per week) Property Reference: 3695 Energy Performance Rating: D Council tax band: C Experience unparalleled convenience at Frederick Street, a contemporary six-bedroom student house situated right in the epicentre of Loughborough's vibrant town centre. Set within the renowned 'student triangle', this residence promises both the excitement of town life and the camaraderie of a student community. Unrivalled Accessibility: Direct Campus Route: Positioned advantageously, the property allows for a swift walk through Loughborough College, leading you straight to the university campus. Dive into academic life with unparalleled ease. Property Features: Modern Living: Embrace a lifestyle of chic modernity. Recently updated, the house exudes a fresh, contemporary vibe that matches the dynamism of its student residents. Spacious Double Bedrooms: All six bedrooms are generous doubles, ensuring that every resident enjoys ample personal space for study, relaxation, and rest. Optimal Bathroom Facilities: With three well-appointed bathrooms, morning routines are seamless, and there's always a bathroom within easy reach. Prime Location: Being in the heart of the town centre means quick access to a plethora of restaurants, shops, entertainment hubs, and essential amenities, ensuring that everything you need is just a stone's throw away. 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 Property Ref: inst-20862

All measurements are approximate.

### Further Information

The deposit required is £900

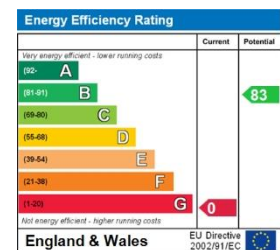
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed

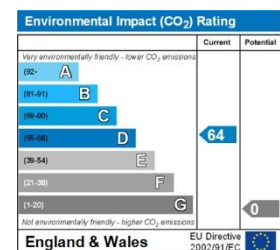
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 02/08/2025

### 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, 2025. Orange Living Limited Registered in England No. 06537787