



## George Street

, Loughborough, LE11 5DQ

**Rental £145 Weekly**  
3 bedroom House available 02 July 2025

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

£145 (Inclusive per person per week)  
Property Reference: 4605 Energy Performance Certificate (EPC): D Council tax band: A Key Features: Central Location: Situated between the campus and Loughborough town centre, George Street provides easy access to both academic and social spots, from campus libraries to local cafes and shopping destinations. Spacious Interiors: The open-plan living/dining space is perfect for community activities like meals, study sessions, or movie marathons, fostering a lively and connected atmosphere. Comfortable Bedrooms: Enjoy three generously sized double bedrooms, designed for maximum comfort and functionality, with plush fittings to ensure a restful environment. Modern Amenities: The contemporary bathroom is equipped with modern fittings for a refreshing start and a relaxing end to your day. Private Outdoor Space: Utilize the private outdoor area for gardening, BBQs, or simply enjoying the fresh air in a serene setting. Effortless Connectivity: The property's prime location ensures an easy commute to both lectures and town centre outings, making daily life both convenient and enjoyable. An inclusive package is available to streamline your living experience. 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 life. Make a positive impact on the environment while enjoying a seamless lifestyle.  
Property Ref: inst-20298

All measurements are approximate.

### Further Information

The deposit required is £450

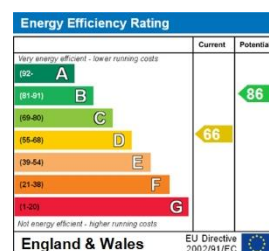
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

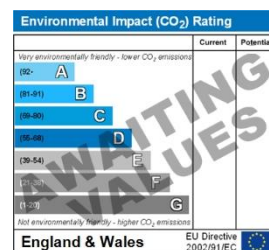
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (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: 12/12/2024

#### 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