



## Market Street , LE11 3ER

Rental £135 pcm  
Room in 4 bedroom House available Now

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

£135 (Inclusive per person per week)  
Property reference - 6397 EPC -TBC  
Council tax band: B Spacious Bedrooms: With four well-appointed bedrooms, you and your housemates will enjoy ample personal space for both study and relaxation. Each bedroom has been tastefully designed with modern aesthetics in mind, providing a comfortable retreat for you to unwind after a long day of classes. Bathrooms Galore: Say goodbye to the morning bathroom rush! This property boasts a total of three bathrooms, including two showers and two toilets, ensuring that you'll never have to wait your turn. It's the perfect setup for busy students on the go. High-End Refurbishment: This property has recently undergone an extensive and high-spec refurbishment, resulting in a sleek and contemporary interior. Everything is brand new, from the stylish fixtures to the state-of-the-art appliances. You'll be living in a space that's not only functional but also visually impressive. Prime Location: Situated in the heart of Loughborough, you'll have easy access to a wide range of amenities. Surrounding shops and bars are just a stone's throw away, making it a breeze to stock up on essentials or enjoy a night out with friends. You'll also be within walking distance of the university campus, ensuring you can make the most of your student life. Comfortable Common Areas: In addition to the bedrooms, the property features spacious common areas where you and your housemates can come together for movie nights, study sessions, or simply to hang out. The open-plan living and dining area is designed for relaxation and socialization. Fully Equipped Kitchen: The modern Property Ref: inst-18435

All measurements are approximate.

### Further Information

The deposit required is £600

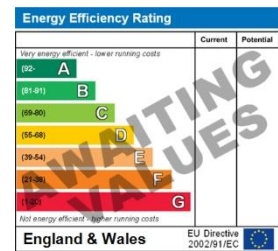
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

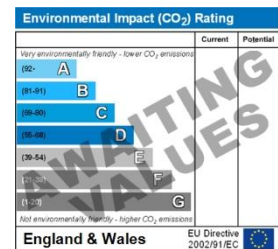
The landlord is willing to rent the property for a minimum of 7 Months and a maximum of 8 Months

### 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: 14/12/2024

#### 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