



## Westfield Drive

, Loughborough , LE11 3QL

**Rental £155 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

£155 (Inclusive per person per week)  
Property Reference: 4874 EPC: E  
Council tax band: D Delve into the epitome of modern student living with this newly refurbished three-bedroom home at Westfield Drive. Offering a delicate balance between serenity and convenience, this property is an ideal choice for students keen on quality living with the campus and town at their fingertips. Key Features: Modern & Spacious Interiors: Freshly renovated, this house boasts three large double bedrooms, offering ample space to rest, study, and relax. The contemporary design coupled with cozy touches ensures that students find both style and comfort. Culinary Delights Await: The expansive kitchen, complete with a dining table, is every student's dream. Whether it's a quick snack between lectures or a hearty dinner with friends, this kitchen provides the perfect setting. Inviting Living Room: A separate living room offers the perfect spot for downtime, be it a movie marathon, reading a book, or catching up with friends. Outdoor Retreat: Featuring a private garden, this space is ideal for some fresh air, outdoor study sessions, or perhaps even a barbecue on a sunny day. Prime Location: Location is everything, and this property doesn't disappoint. Just a brisk 2-minute walk and you're on the university campus. And when in the mood for some leisure or shopping? The town is merely a 5-minute walk away, placing conveniences and entertainment within easy reach. 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 Property Ref: inst-21158

All measurements are approximate.

### Further Information

The deposit required is £450

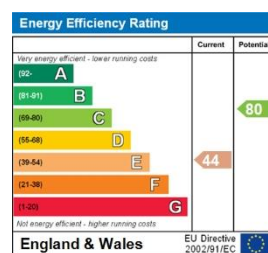
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed

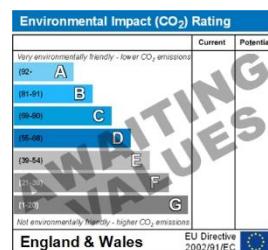
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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: 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