

# Woodroffe Way

East Leake, Loughborough, LE12 6AL



A spacious modern home, beautifully presented throughout, in a sought-after residential area close to the village centre, providing open views from the rear garden, single garage and driveway, being sold with no onward chain.



£280,000

John German







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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## Referral Fees

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