



**Windmill Rise
Woodhouse Eaves
Loughborough
Leicestershire
LE12 8SF**

Offers in Excess of £268,000

bettermove

Windmill Rise

Loughborough

Bettermove are proud to present this 2 bedroom semi-detached bungalow in Woodhouse Eaves, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is C.

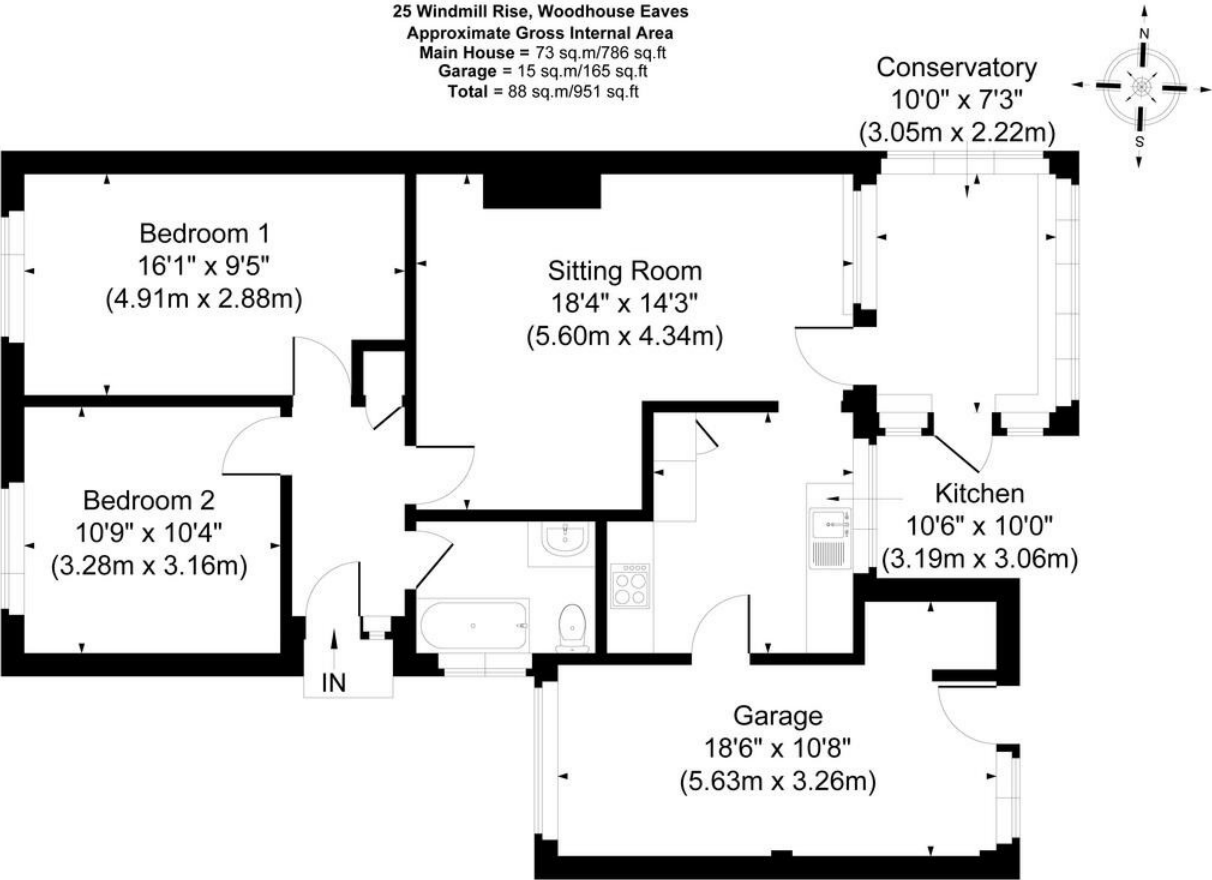
The property is located on a quiet cul-de-sac and comprises a spacious sitting room, conservatory, fitted kitchen with access into the garage, two double bedrooms and the family bathroom. The exterior boasts a front garden, and a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Woodhouse Eaves, Loughborough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Sileby and Barrow-Upon-Soar Railway Stations, a variety of local bus routes and quick access to the A6, leading to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



25 Windmill Rise, Woodhouse Eaves
Approximate Gross Internal Area
Main House = 73 sq.m/786 sq.ft
Garage = 15 sq.m/165 sq.ft
Total = 88 sq.m/951 sq.ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	58	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk