



## MOUNTSORREL

54 BAUM DRIVE, LEICS, LE12 7XW

£925 p.m.x.  
Part Furnished

Built in 2018, this spacious three bedroom detached property forms part of the Charles Church Primrose Hill development in Mountsorrel. The accommodation briefly comprises a good-sized lounge, dining kitchen, utility room with cloakroom/w.c., three double bedrooms, an en-suite shower room, and a family bathroom. The property has gas-fired central heating and uPVC double glazing. Outside there is an enclosed lawned garden to the rear with patio area, a single garage, and a drive providing off-road parking for two cars.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Modern three bedroom detached home



A rare opportunity to acquire a recently constructed property with modern fixtures and fittings and neutral décor throughout. The property is light and provides spacious living accommodation for a professional couple or family looking for a contemporary home.



# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with wood effect vinyl flooring, radiator and stairs to first floor landing.

**LOUNGE** (13 x 12 ft) with a radiator.

**KITCHEN/DINER** (18 x 9ft) with a range of wall and base units, wooden laminate work tops, a stainless steel sink unit, electric oven and hob, AEG extractor fan, space for a washing machine, space for a fridge/freezer, wood effect vinyl flooring, and double patio doors leading to the garden.

**UTILITY ROOM** (5 x 7ft) with base level units, wood effect worktops, ideal combi boiler and a door leading to the driveway.

**CLOAKROOM/W.C** with a pedestal wash basin, w.c. and a radiator.

**FIRST FLOOR LANDING** with access to loft hatch and a storage cupboard.

**DOUBLE BEDROOM** (11 x 13ft) with a radiator and an **EN-SUITE** with a corner shower enclosure with mixer shower and fully tiled splashbacks, pedestal wash basin, w.c and a heated towel rail.

**DOUBLE BEDROOM** with a radiator.

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**BATHROOM** with a w.c., pedestal wash basin, panelled bath with screen and electric shower, tiled splashbacks and a heated towel rail.

### OUTSIDE

Lawned garden to rear with patio area.

Driveway providing off-road parking for two cars.

Single garage with an up and over door.



## GENERAL INFORMATION

Primrose Hill is situated to the south-west of **MOUNTSOREL** surrounded by beautiful Leicestershire countryside. The village itself is located just off the A6 between Leicester and Loughborough, providing excellent links to all the amenities the local area has to offer. Leicester with its vast array of shops is only a 20-minute drive to the south, and Loughborough just 15-minutes to the north. Mountsorrel offers all you need for day-to-day living as it boasts a wide range of local amenities including; local stores, supermarkets, doctor and dental surgeries and a good choice of local eateries. Those with young children are also well catered for as there's Christ Church & St Peter's CE Primary School, which has recently attained academy status, and for younger children, Rothley Park Kindergarten. Sileby train station is situated 2 miles away.

## TERMS

<b>RENT:</b>	£925 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,065
<b>TERM:</b>	A one year shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity, gas, water and drainage.
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D.
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band B. Ref: 9428-6937-7302-5553-4970 A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>

## LOCATION

To locate the property from Melton, take the A607 Leicester Road out of the town. Follow this road through Kirby Bellars and eventually you will reach a roundabout. At this roundabout take the 3rd exit onto the A607 and proceed to the next roundabout and take the 2nd exit. Proceed to the next roundabout and take the 1st exit and proceed down Syston Road and onto Cossington Lane until you come to a set of cross roads with Miller and Carter Steakhouse to your right. Turn right at this junction and onto the A6 and at the next roundabout take the 1st exit onto Bier Way proceed over the roundabout onto Walton Way, proceed here and turn left onto West Cross Lane. The Primrose Hill Development is situated on the left hand side.

## STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains/blinds only.

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