



Baum Drive, Mountsorrel, LE12 7WW

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# Property Description

A VERY WELL PRESENTED CORNER SEMI-DETACHED HOUSE BUILT BY CHARLES CHURCH ON THIS EXCLUSIVE DEVELOPMENT ON THE BORDER OF MOUNTSORREL AND ROTHLEY. GAS CENTRAL HEATING AND UPVC D/G, CERAMIC TILING THROUGHOUT THE GROUND FLOOR, PRIVATE SOUTHERLY FACING REAR GARDEN, OFF ROAD PARKING FOR 2 VEHICLES.

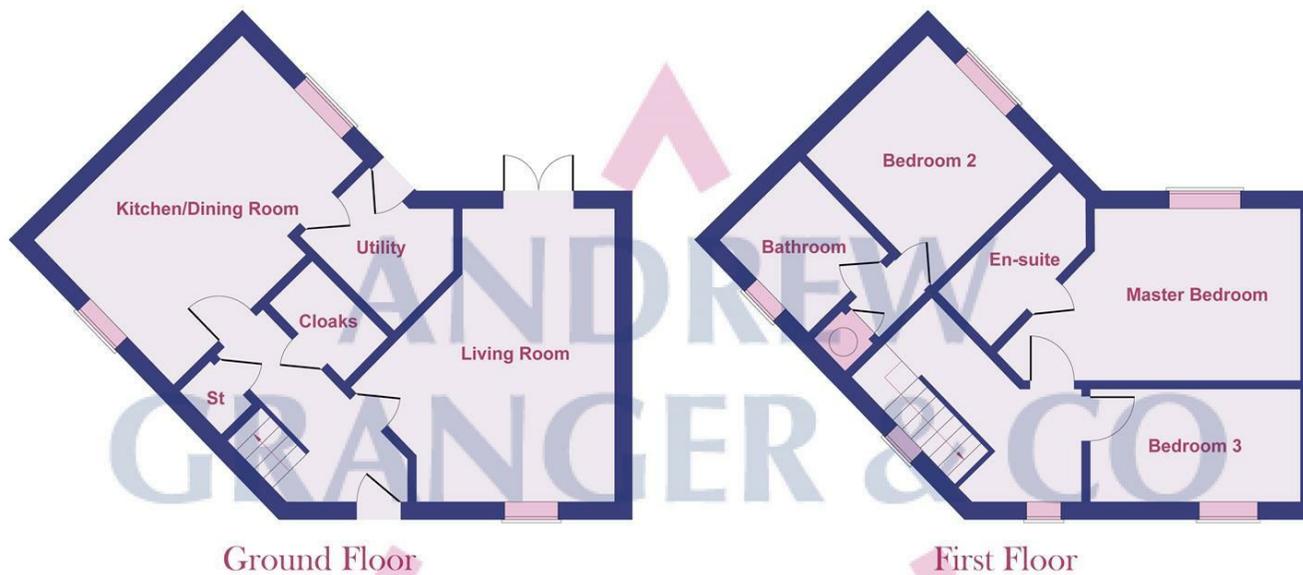
This delightful well presented corner semi-detached house is situated on a small exclusive development built by Charles Church on the fringe of the village between Mountsorrel and Rothley.

The accommodation has gas central heating and UPVC double glazed windows and doors and includes entrance hall, cloakroom/w.c., through lounge, spacious dining kitchen and utility room. To the first floor is a good size landing ideal for a study area, master bedroom with en suite shower room, 2 further good sized bedrooms and family bathroom.

Outside offers gardens to the front, driveway to the side providing off road parking for 2 cars and a private well stocked rear garden with a southerly aspect.







Not to scale, for layout reference only. All Measurements are Approximate  
 Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)

## Key Features

- STYLISH WELL PRESENTED CORNER SEMI-DETACHED HOUSE
- EXCLUSIVE DEVELOPMENT ON THE FRINGE OF THE VILLAGE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, CERAMIC TILED FLOORING TO GF
- ENTRANCE HALL, CLOAKROOM/W.C.
- THROUGH LOUNGE WITH PATIO DOORS TO GARDEN
- FITTED DINING KITCHEN, UTILITY ROOM
- LARGE LANDING WITH STUDY AREA, MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER GOOD SIZE BEDROOMS, BATHROOM
- FRONT GARDEN AND DRIVEWAY FOR 2 CARS
- PRIVATE LANDSCAPED REAR GARDEN WITH SOUTHERLY ASPECT.

**Guide Price**  
**£294,995**

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -  
 Charnwood Borough Council

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