



**Baum Drive, Mountsorrel, LE12 7XW**

**Asking price £375,000**

**Freehold**

**Taylors**  
Est. 1992



Spacious and modern four-bedroom detached home

Off-road parking and garage

Enclosed rear garden

Fitted kitchen/diner

Downstairs WC and utility room

En-suite shower room to master bedroom

Three-piece family bathroom

Please contact Taylors to arrange your visit!



### Property description

<b>Kitchen</b>	10'2" x 9'4" (3.11 x 2.86)
<b>Dining area</b>	10'7" x 8'9" (3.25 x 2.69)
<b>Reception room</b>	15'1" x 10'11" (4.60 x 3.34)
<b>Utility room</b>	6'10" x 5'4" (2.09 x 1.65)
<b>Downstairs WC</b>	5'0" x 3'0" (1.53 x 0.92)
<b>Master bedroom</b>	14'7" x 13'5" (4.46 x 4.10)
<b>En-suite shower room</b>	6'6" x 6'2" (1.99 x 1.88)
<b>Bedroom two</b>	11'10" x 9'0" (3.61 x 2.76)
<b>Bedroom three</b>	9'5" x 9'0" (2.89 x 2.76)
<b>Bedroom four</b>	9'2" x 7'3" (2.80 x 2.22)
<b>Family bathroom</b>	7'0" x 5'11" (2.14 x 1.81)

Spacious four-bedroom detached home | Highly popular location | Off-road parking and garage | Downstairs WC and utility room | Available with no onward chain | Please get in touch to arrange your visit!

Welcome to this charming four-bedroom detached home located in the desirable area of Mountsorrel, Charnwood, LE12. This lovely property offers ample living space with modern amenities, making it perfect for families seeking comfort and convenience. The exterior boasts off-road parking and a garage, ensuring plenty of space for vehicles and storage. The front garden is

well-maintained, adding to the property's curb appeal.

Inside, the home features a spacious living room, a contemporary kitchen with a breakfast bar, and a dining area that opens up to the lush garden. The utility room and downstairs WC add to the home's practicality. Upstairs, you'll find four generously sized bedrooms, including a master bedroom with an en-suite bathroom. The additional family bathroom is modern and stylish. The private rear garden is ideal for outdoor activities and relaxation, making this home a perfect retreat.

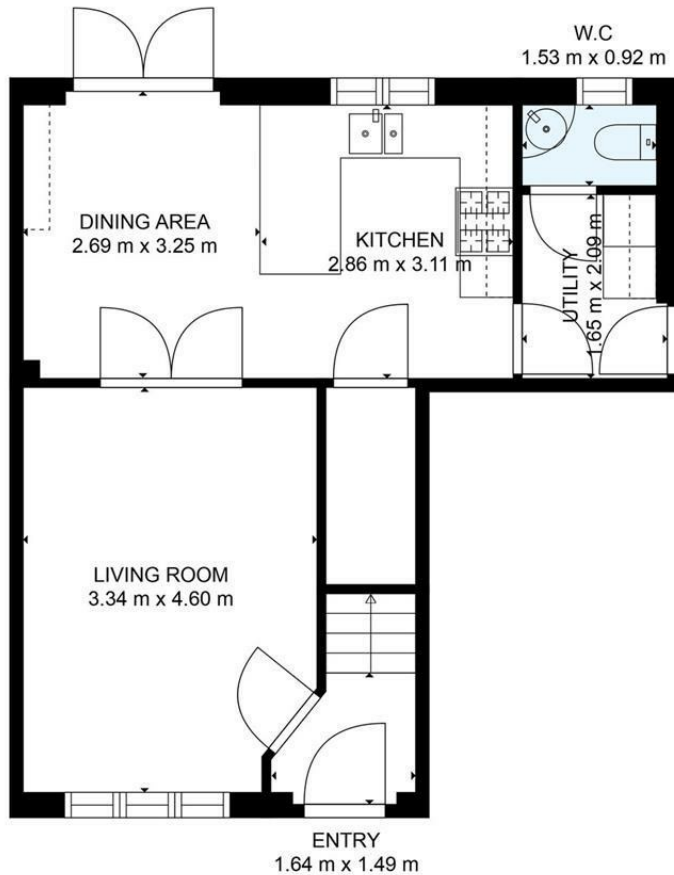
Situated in a lovely location, this home is within easy reach of local amenities, schools, and parks. The peaceful neighborhood offers a friendly community atmosphere, while still being conveniently close to major road networks for easy commuting. Don't miss the opportunity to make this beautiful house your new home.

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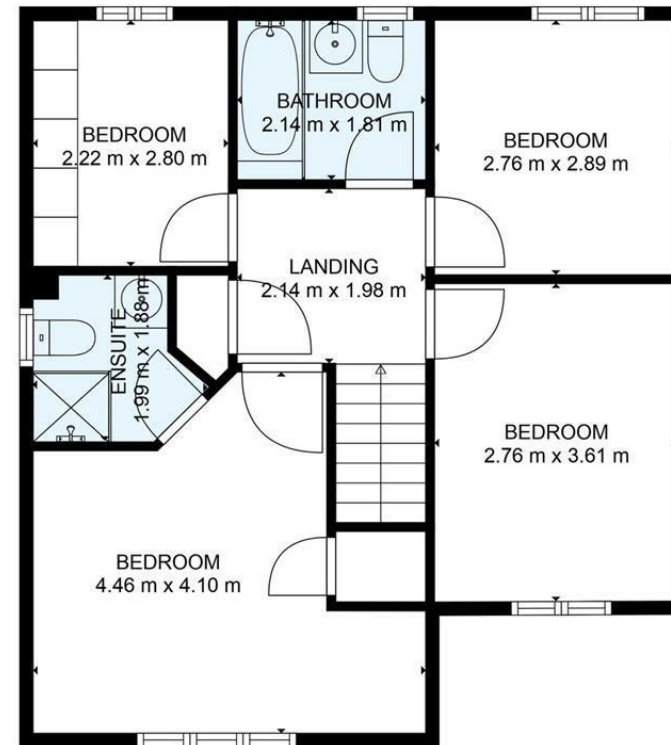








FLOOR 1



FLOOR 2



**TOTAL: 99 m2**  
 FLOOR 1: 44 m2, FLOOR 2: 55 m2

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Taylors 1992 Ltd  
 6 Grove Court, Grove Business Park, Enderby, LE19 1SA  
 T: 0116 326 6464  
 E: [hello@taylorsestate.agency](mailto:hello@taylorsestate.agency)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

