



Baum Drive, Mountsorrel, LE12 7WW



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

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.





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
£299,995

VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location :- behave.baguette.half

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With front door, ceramic tiled floor, radiator, staircase to first floor with store cupboard below.

CLOAKROOM/W.C.

Suite comprising w.c. and wash basin, ceramic tiled floor, radiator.

LOUNGE

16'2" x 11'1" (4.95 x 3.38)

With window to front and patio doors to rear garden, 2 radiators.

FITTED DINING KITCHEN

16'2" x 9'8" (4.95 x 2.96)

With windows to front and rear, extensive range of base and wall units with contrasting worktops, stainless steel sink top, gas hob with brushed steel splashback and cooker hood above, electric oven below, integrated dishwasher and fridge freezer, ceramic tiled floor, radiator, wall mounted central heating boiler set into wall cupboard.

UTILITY ROOM

With half glazed door to rear garden, fitted base and wall units, contrasting work tops, space and plumbing for appliances, radiator ceramic tiled floor.

FIRST FLOOR LANDING

With 2 windows to front, radiator, loft access and ladder. The landing has space for it to be used as a study area or similar.

MASTER BEDROOM

11'1" x 9'6" (3.40 x 2.90)

With window to rear and radiator, door to en suite.

EN SUITE SHOWER ROOM

White suite comprising w.c., wash basin and shower cubicle, radiator and 'Amtico' flooring.

BEDROOM 2

10'0" x 9'5" (3.07 x 2.89)

With window to rear and radiator.

BEDROOM 3

11'8" x 6'5" (3.58 x 1.96)

With window to front, radiator and fitted mirror fronted wardrobes.





FAMILY BATHROOM

With window to front, white suite comprising w.c., wash basin and bath with shower over and shower screen, tiled splashbacks, radiator and extractor fan.

OUTSIDE

FRONT GARDEN

With lawned areas and mature hedging, footpath to front door.

Tarmac driveway to side providing off road parking for 2 vehicles.

REAR GARDEN

This nicely landscaped rear garden has a southerly aspect and includes a large patio area, lawn, well stock beds and borders, outside lighting, tap and timber garden shed, gated side access to the driveway.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

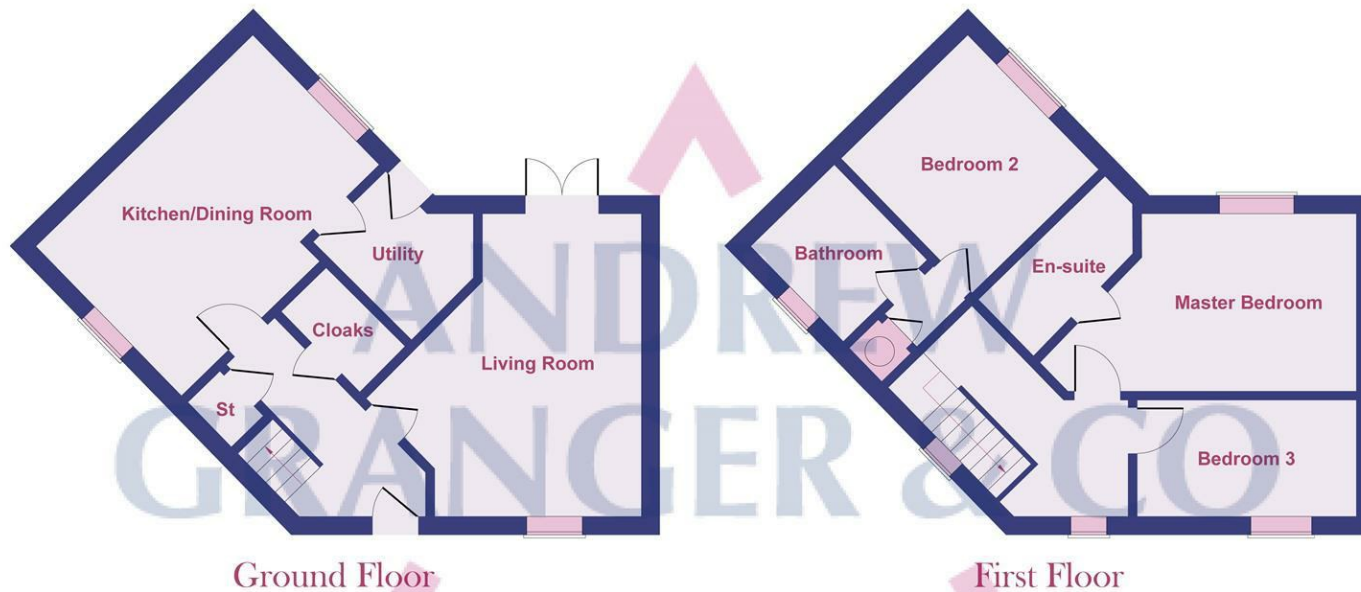
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



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



EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough office on 01509 235534



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