

William.



4 Baum Drive

Mountsorrel, Loughborough, LE12 7WW

Guide price £367,500



4 Baum Drive

Mountsorrel, Loughborough, LE12 7WW

William. is delighted to offer this immaculately presented three bedroomed detached home to market. Boasting bright and spacious accommodation throughout, private driveway and a detached single garage, it is a property which must be viewed to appreciate the size and condition!

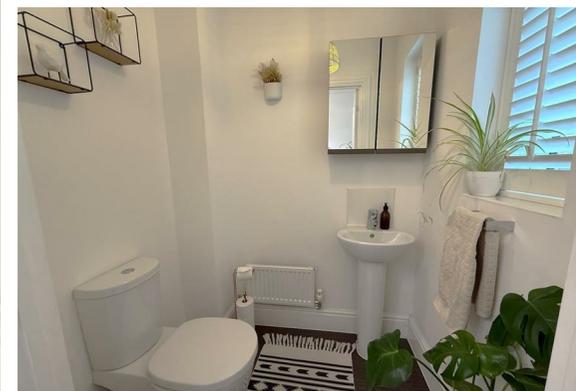
Built in 2016 by the renowned Charles Church, and having been tastefully extended and upgraded since, this fantastic property is located on Baum Drive within the sought-after "Primrose Hill" development in the ever-popular Charnwood village of Mountsorrel. Bright and spacious accommodation in brief comprises: Entrance hall, downstairs WC, formal lounge, modern dining kitchen and conservatory to the ground. To the first floor are three well-proportioned bedrooms with the principal bedroom having en-suite facilities, plus a further contemporary family bathroom.

Externally there are pleasant front gardens, a tarmac driveway to the side of the property which leads to a detached single garage. The professionally landscaped, low maintenance rear garden is the ideal space for outdoor entertaining!

Mountsorrel and the neighbouring village of Quorn offer a wide selection of local amenities including: Cafés, pubs and restaurants as well as doctor's surgery, butchers, dentist, post office, farm park, leisure centre, Waitrose supermarket and multiple schooling options.

The location provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within close proximity. There are regular local bus services and train links to Leicester and Nottingham can be found in the neighbouring villages of Barrow upon Soar and Sileby. Bradgate Park is just a short drive away whilst the River Soar and wider links to Charnwood's array of natural beauty are on the doorstep.

Viewing of this property cannot be recommended highly enough to fully appreciate the location and accommodation on offer and is strictly By Appointment Only - To be booked directly via William. Property.





GROUND FLOOR:

Entrance Hall

Downstairs WC

Lounge
13'11" x 11'9" (4.25 x 3.6)

Dining Kitchen
23'3" x 9'0" (7.1 x 2.75)

Conservatory
11'3" x 10'11" (3.45 x 3.35)

FIRST FLOOR

First Floor Landing

Bedroom 1
12'3" x 9'8" (3.75 x 2.95)

En-Suite

Bedroom 2
11'5" x 8'2" (3.5 x 2.5)

Bedroom 3
9'2" x 8'0" (2.8 x 2.45)

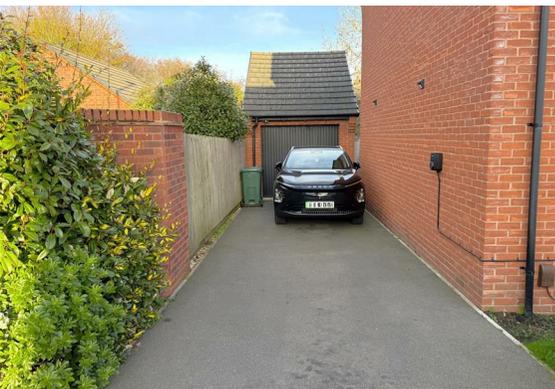
Family Bathroom

OUTSIDE

Front & Rear Gardens

Driveway & Single Garage

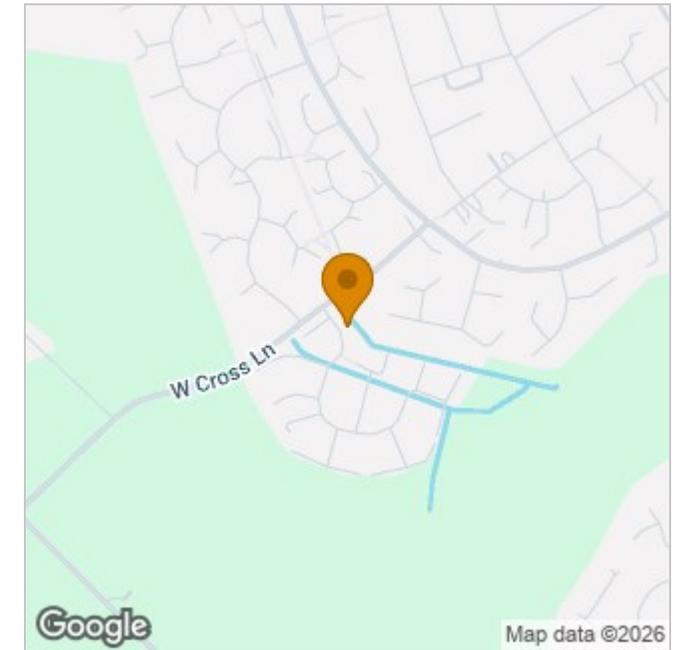
DISCLAIMER



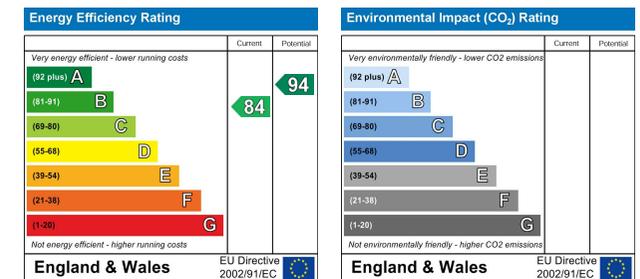
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Rupert Law Close, Quorn, Loughborough, LE12 8PE
 Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>