



**54 BAUM DRIVE**  
MOUNTSORREL, LOUGHBOROUGH, LE12 7XW

**£1,250 Per month**  
Unfurnished

A fantastic opportunity to reside in this spacious THREE bedroom detached property forming part of the Charles Church Primrose Hill development in Mountsorrel. The property briefly comprises of 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 benefits from gas-fired central heating and uPVC double glazing. Outside there is an enclosed garden to the rear with patio area, a single garage, and a drive providing off-road parking for two cars.

Primrose Hill is situated to the south-west of MOUNTSORREL 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

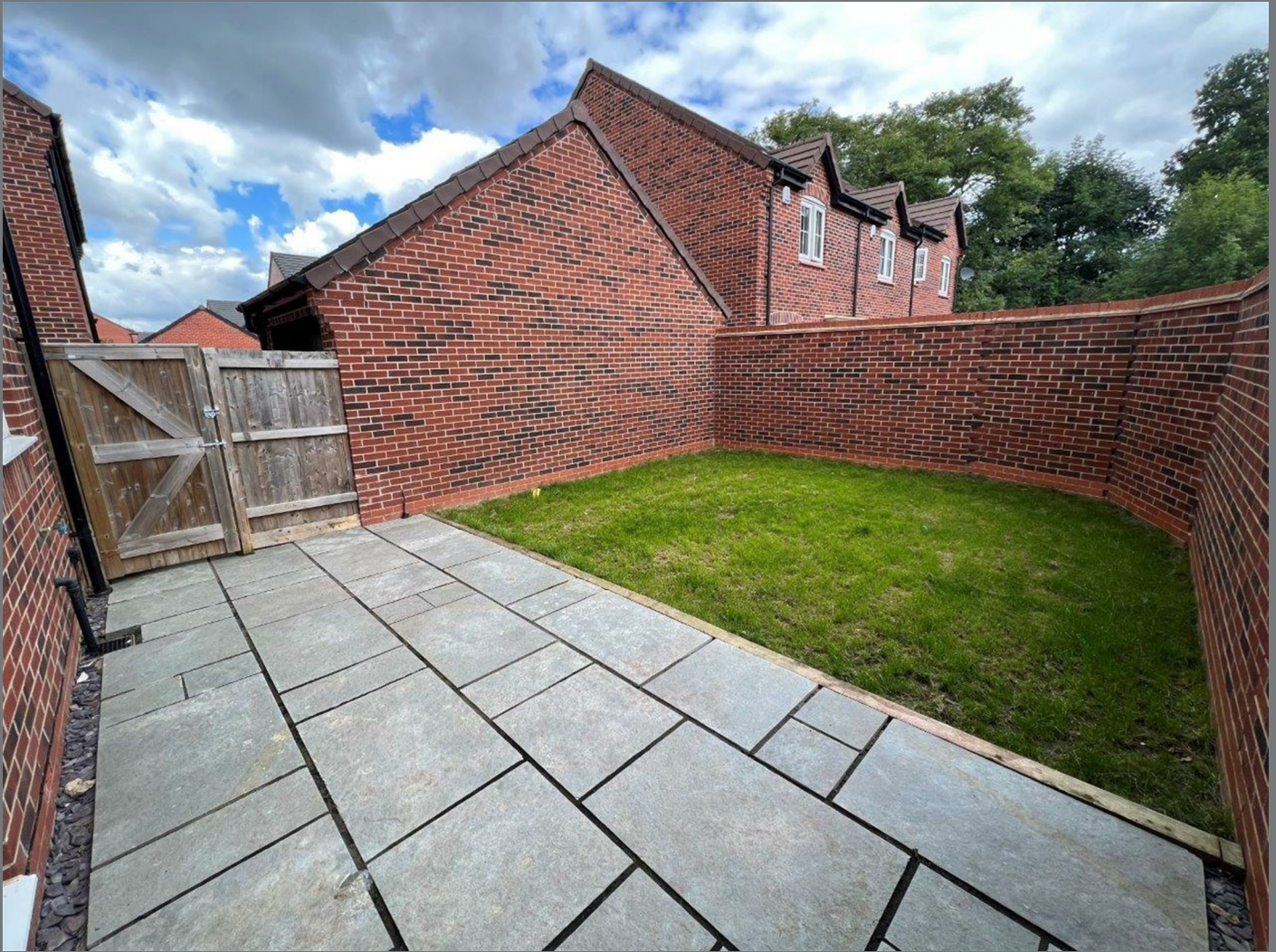
Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



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

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**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.

### TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains/blinds only.

Council Tax : Charnwood Borough Council : Band D.

Deposit : £1,442

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band B

STRICTLY NO PETS PERMITTED.

### LOCATION

From Melton Mowbray proceed out of Melton on the A607 Leicester Road. 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.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

#### Property Redress

REDRESS: 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: <https://www.ukala.org.uk/>

#### Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



## TERMS

<b>RENT:</b>	£1,250 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,442
<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 A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	