



PRICE GUIDE £285,000  
BAUM DRIVE, MOUNTSORREL,



REZIDE  
GROUP



Nestled in a highly sought-after village location, this attractive three-bedroomed semi-detached property boasts a prime position close to the picturesque borders of Mountsorrel and Rothley. Enhanced by thoughtful improvements from the current owners, the residence now features a stunning conservatory at the rear elevation, adding a touch of elegance to the overall charm. Still has 2.5 yrs remaining on the NHBC warranty.



As you enter through the welcoming reception hall, you are greeted by Amtico flooring that flows seamlessly through the space. The ground floor unfolds to reveal a generously proportioned living room, complemented by a uPVC double glazed window offering ample natural light. The living room seamlessly connects to the dining kitchen, creating a fluid layout for modern living.

The dining kitchen is a culinary haven, equipped with stainless steel amenities, including a sink unit and a hob with an oven and extractor fan. The Amtico flooring continues here, creating a cohesive and stylish atmosphere. Large patio doors open to the delightful conservatory, a space adorned with uPVC double glazed windows, a pitched roof, and Amtico flooring. This extension provides a tranquil retreat with a







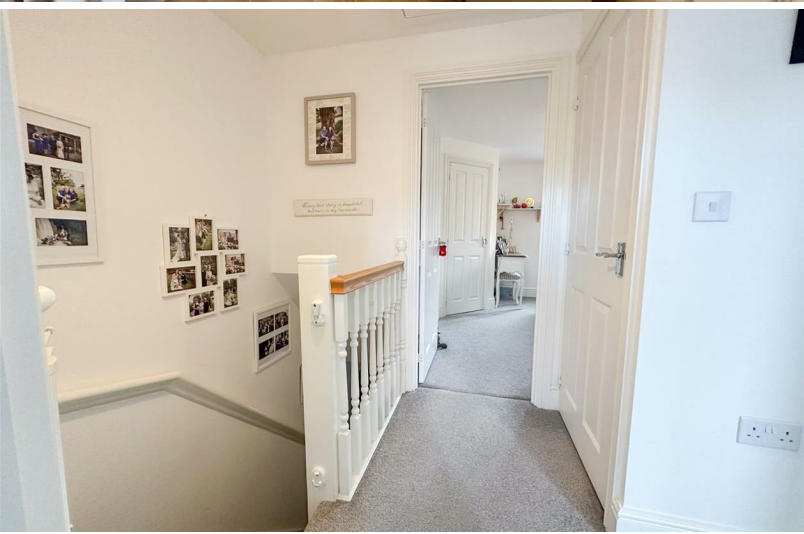
seamless connection to the garden.

Completing the ground floor is a convenient downstairs cloakroom/WC, featuring a white two-piece suite and a uPVC double glazed window to the front elevation. Ascend the stairs from the reception hall to the first floor, where a landing leads to three well-appointed bedrooms and a family bathroom.

The master bedroom is a haven of comfort, featuring carpeted flooring, a uPVC double glazed window to the front, and an en-suite shower room. The en-suite is adorned with a white three-piece suite, offering a retreat for relaxation. Bedrooms two and three, each with uPVC double







glazed windows, provide additional comfortable living spaces.

The family bathroom, features Amtico flooring and is fitted with a white three-piece suite, includes a panel bath with shower over, low flush WC, and a wash hand basin with chrome mixer tap. Radiators and uPVC double glazed opaque glass windows ensure both functionality and privacy.

Externally, the property presents a driveway for convenient off-road parking, coupled with an electric vehicle charging point, catering to modern needs. The rear of the property features a private garden with a patio area, lawn, and a charming timber-built shed, offering a perfect outdoor space for relaxation and entertaining. This residence combines modern living with timeless appeal, making it a truly inviting and comfortable home.









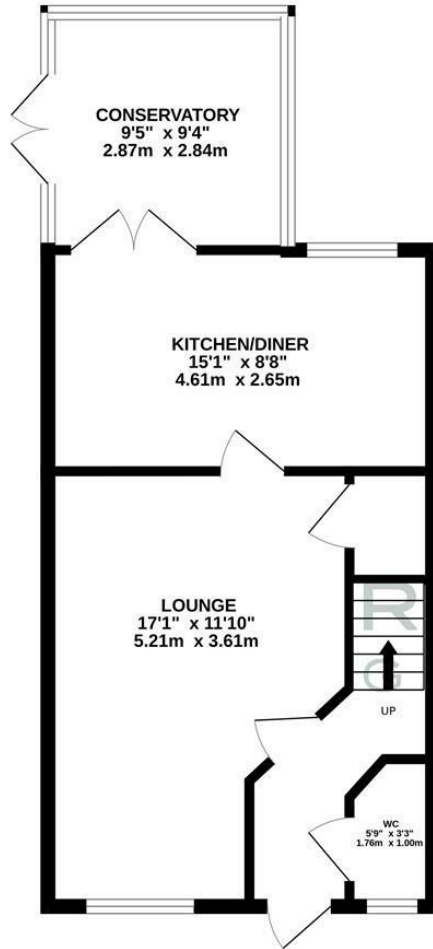


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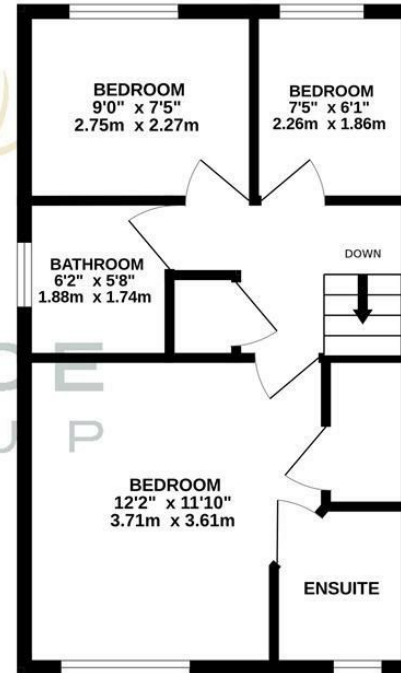


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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