



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

**£1,350 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.

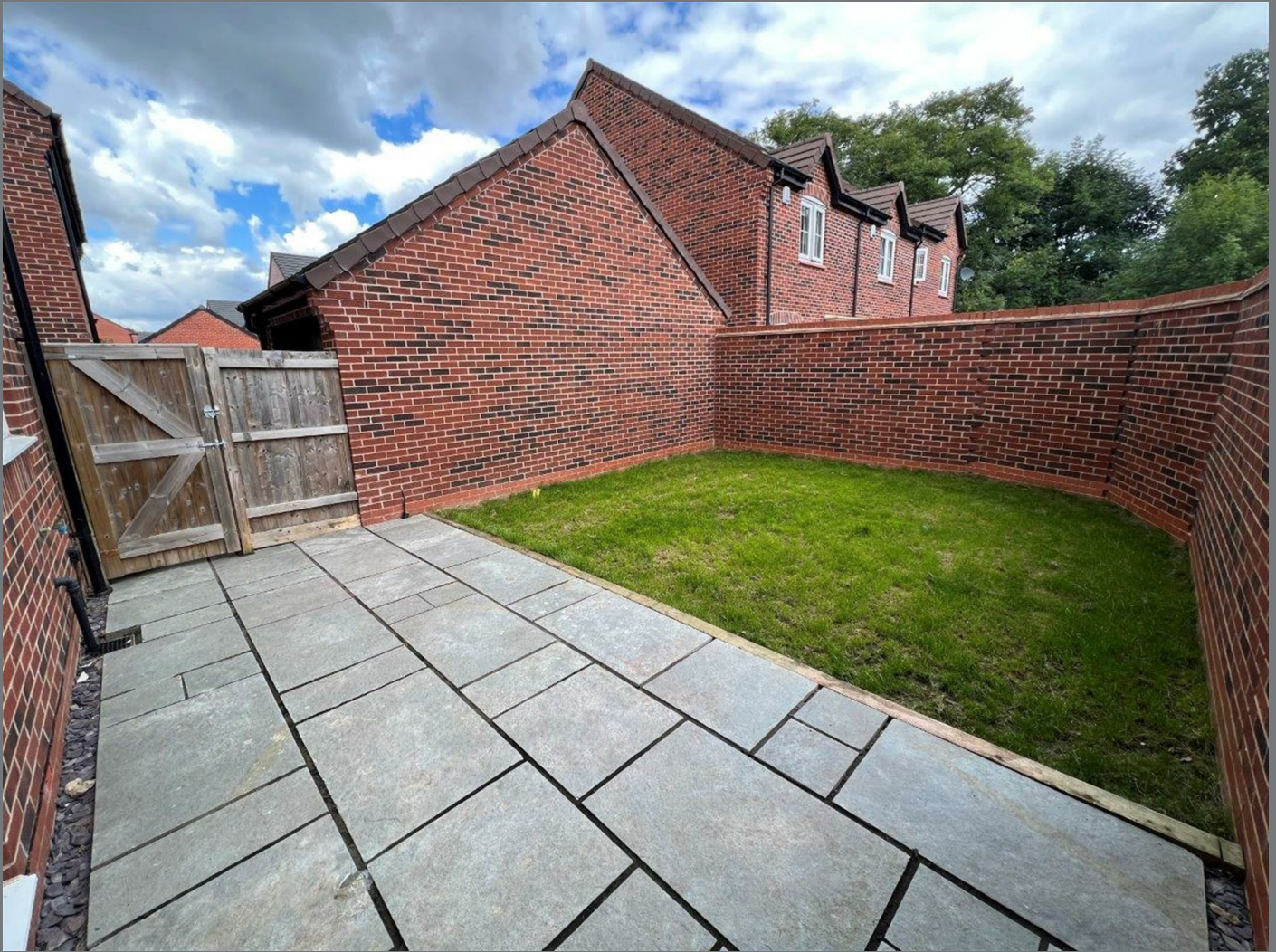


Viewing strictly by appointment with the sole agents.

**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.

DOUBLE BEDROOM with a radiator.

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.

### IMPORTANT TENANCY INFORMATION

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

Council Tax : Charnwood Borough Council : Band D.

Deposit : £1,557

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band B

INTERNET : ADSL and Fiber broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

### 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.



## TERMS

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £1,350 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                                   |
| <b>DEPOSIT:</b>     | £1,557                                                                                                                                                                                                                                                                                              |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                                         |
| <b>COUNCIL TAX:</b> | Band D                                                                                                                                                                                                                                                                                              |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band B.</p> <p>Ref</p> <p>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></p>                          |
| <b>REDRESS:</b>     | <p>Shouler &amp; 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a></p> |



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