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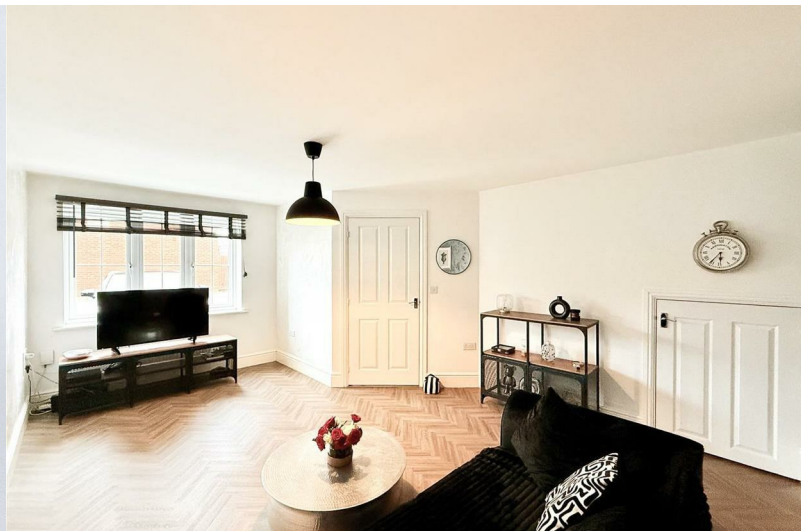
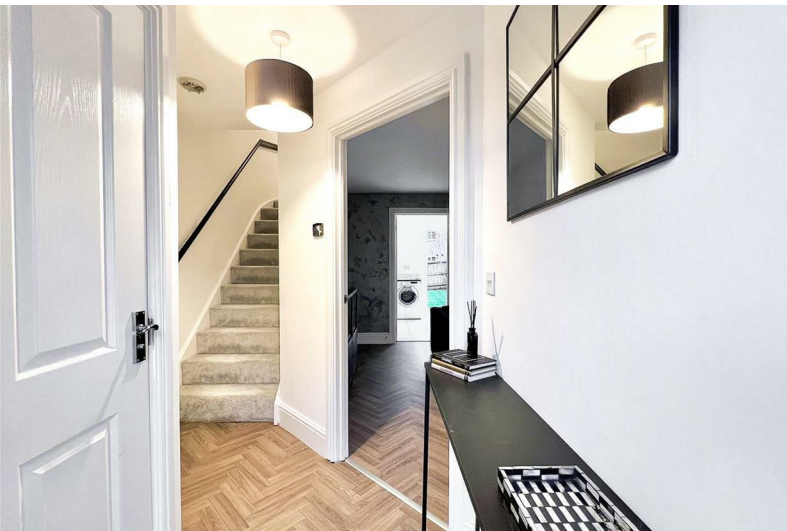
A Modern Estate Agent



## 8 Baum Drive

Mountsorrel, Loughborough, LE12 7WW

Offers over £280,000

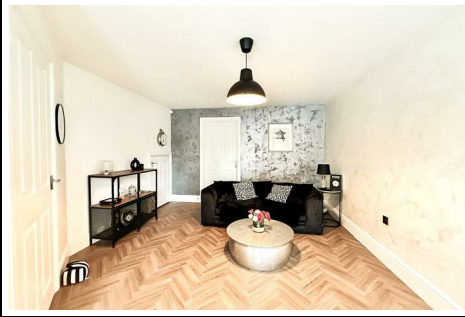




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Mountsorrel, Loughborough, LE12 7WW

Offers over £280,000



An outstanding opportunity to purchase a beautifully appointed and attractively styled THREE BEDROOM semi detached house (master with en suite) on the highly sought after PRIMROSE HILL development. Providing well equipped and spacious accommodation on two storeys, with gas fired central heating and double glazing. Situated within a select cul de sac position towards the edge of this highly regarded and conveniently placed village. VIEWING HIGHLY RECOMMENDED.

In brief the accommodation comprises: Entrance hall, Cloakroom with W.C, front lounge and full width kitchen diner to rear. Ascend to the first floor and you have the main bedroom with en suite Shower room, one further double bedroom, single bedroom and family bathroom off the landing. Off road parking for two cars to the front and good sized rear garden enjoying a tucked away position.

Location - The property occupies an exclusive cul de sac position within this popular modern development towards the outskirts of Mountsorrel. Close to surrounding open countryside and a number of scenic walks and yet within easy commuting distance from Loughborough and Leicester.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only

a general guide to the property.

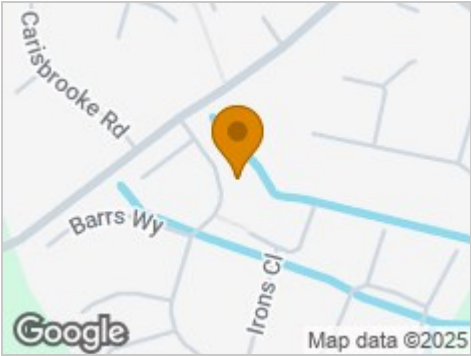
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



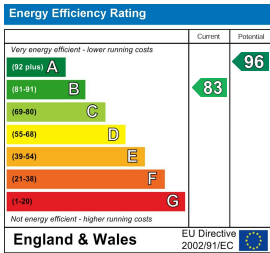
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.