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# 29 Copper Drive

, Burbage, LE10 2UN

Offers In The Region Of £299,950



A modern immaculately presented, 3 bedroom, 2 bathroom family detached house, approached via a private shared driveway. The property occupies a larger than average secluded position and was constructed in 2021 by Persimmon Homes in the 'Hatfield' design.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, attractive lounge, guest cloakroom, luxury fitted kitchen /dining room, utility room, 3 good double bedrooms, bedroom 1 with ensuite shower, modern family bathroom, walled landscaped rear garden, side garden, front garden, block paved driveway with parking for several cars, remaining period of the usual NHBC guarantee or similar 'New Build' warranty period and water meter etc.

The property is ideally located close to all local amenities, to include local schools, shops and regular public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



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**Canopy porch. 3'8" x 2'7". (1.123 x 0.79.)**

**Reception hall. 13'3" x 6'10". (4.05 x 2.09.)**

Staircase with spindle balustrade, understairs cupboard with integral under stairs shelving, radiator, PVCu double glazed side window, mains smoke alarm, obscure composite double glazed door and LVT floor,

**Guest cloakroom. 5'4" x 3'0". (1.63 x 0.92.)**

Suite in white, corner wash hand basin, low flush wc, radiator, LVT floor and extractor fan.

**Attractive lounge (front). 13'0" x 12'2". (3.97 x 3.71.)**

PVCu double glazed window, radiator and attractive wall panelling.

**Luxury fitted kitchen / dining room (rear). 18'2" x 9'3". (5.56 x 2.84.)**

1/2 stainless steel sink, range of attractive base and wall units (5 base and 3 wall), finished in high gloss white, contrasting work surface, integral breakfast bar, Split level gas hob, electric (fan assisted) oven, extractor hood (ducted), fitted fridge, fitted freezer, PVCu double glazed side and rear windows, PVCu double glazed french doors, radiator and LVT floor.

**Utility room (side). 7'7" x 5'4". (2.33 x 1.65.)**

Range of base and wall units (5 base and 3 wall) finished in high gloss white, associated work surfaces, plumbing for a washing machine and a wall mounted (fan assisted) gas fired condensing combination boiler ( Ideal Logic ESP1 35).

**First floor landing. 12'2" (max) x 9'9" (max). (3.71 (max) x 2.98 (max).)**

Roof void access hatch and fitted linen cupboard.

**Bedroom 1 (front). 13'0" (max) x 10'8" (max). (3.98 (max) x 3.27 (max).)**

PVCu double glazed window and radiator.

**Ensuite shower room. (side). 6'2" x 6'0". (1.89 x 1.85.)**

Suite in white, fitted shower cubicle with mixer shower and side screen, wash hand basin, low flush wc, LVT floor, radiator, obscure PVCu double glazed window and extractor fan.

**Bedroom 2 (rear). 9'6" x 9'5". (2.92 x 2.89.)**

PVCu double glazed window and radiator.

**Bedroom 3 (rear). 9'6" x 8'3". (2.92 x 2.53.)**

PVCu double glazed window and radiator.

**Modern bathroom (side). 6'11" x 5'10". (2.12 x 1.78.)**

Full suite in white, panel bath, wash hand basin, low flush wc, obscure PVCu double glazed window, radiator, LVT floor and extractor fan.

**Outside.**

Front garden with paved path and lawn and side block paved driveway with parking for several cars.

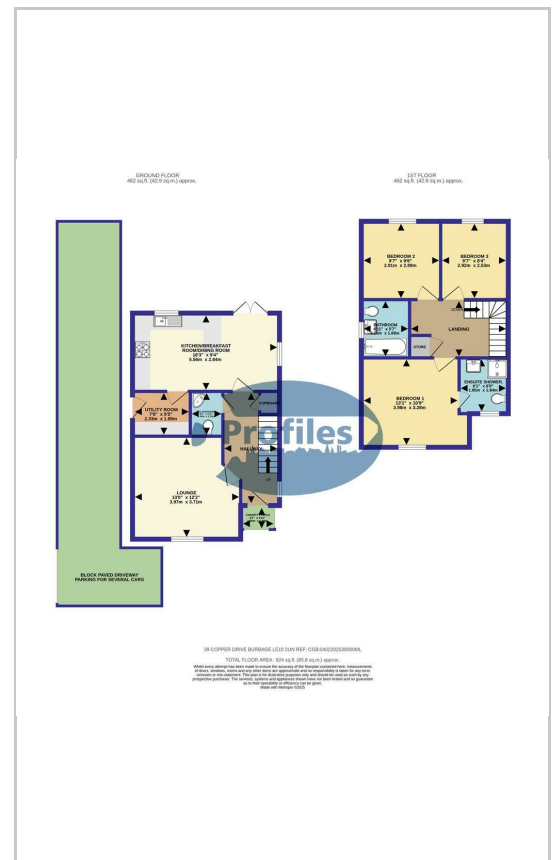
Side garden with lawn and mature bushes.

Walled rear garden with paved patios, established lawn.

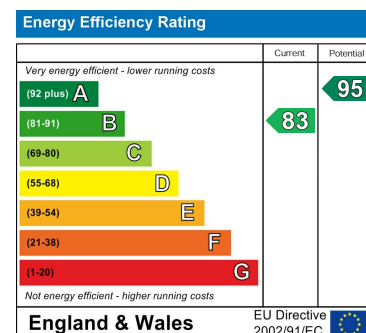
## Area Map



## Floor Plans



## Energy Efficiency Graph



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