



## 15 COPPER DRIVE, BURBAGE, LE10 2UN

**OFFERS OVER £290,000**

**NO CHAIN.** Impressive 2021 built detached family home on a corner plot. Sought after and convenient location within walking distance of Hinckley town centre, the Crescent, schools, doctors, dentist, train and bus station and easy access to Burbage village centre, the A5 and M69 motorway. Well presented contemporary style interior, Premier guarantee, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spot lights, gas central heating and UPVC SUDG & UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge and dining kitchen. Three good sized bedrooms and family bathroom. Long driveway to rear and enclosed garden to side. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band D  
EPC Rating B

## ACCOMMODATION

Black composite front door leads to

## ENTRANCE HALLWAY

With single panelled radiator, tiled flooring. Stairway to first floor. Consumer unit and Smoke alarm. White panelled interior door leads to

## FRONT KITCHEN/DINER

18'4" x 9'0" (5.60 x 2.76)

With a range of floor standing grey kitchen units with white stone working surface above, inset stainless steel one and a half bowl sink with mixer taps above. Stainless steel oven, hob, extractor with stone splashback, integrated dishwasher and integrated fridge freezer. Further range of wall mounted matching cupboard units. Inset ceiling spotlights and concealed lighting under the cupboard units. Tiled flooring, two single panelled radiators. White wooden interior door leads to storage cupboard. A further white wooden interior door leads to



## REAR UTILITY ROOM

5'2" x 6'3" (1.58 x 1.91)

With a stone working surface, space for a washing machine and tumble dryer beneath. One floor standing cupboard unit and one matching wall mounted cupboard unit housing the Ideal gas combination boiler for the gas central heating and domestic hot water. Tiled flooring. Inset ceiling spotlights. UPVC SUDG door to the side of the property. White panelled interior door leads to the



## SEPARATE WC

3'0" x 4'8" (0.92 x 1.44)

With low level WC, pedestal wash hand basin, half tiled surrounds. Single panelled radiator, tiled flooring and extractor fan.

## LOUNGE

10'2" x 18'5" (3.11 x 5.62)

With two single panelled radiators, TV aerial point. Inset ceiling spotlights. UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With loft hatch, smoke alarm, inset ceiling spotlights, white panelled interior door to a large airing cupboard with storage.

### FRONT BEDROOM ONE

18'5" x 8'5" max (5.63 x 2.57 max)

With a range of built in mirror fronted sliding wardrobes, single panelled radiator. White panelled interior door leads to



### EN SUITE SHOWER ROOM

3'10" x 7'9" (1.19 x 2.37)

With a fully tiled shower cubicle with mixer shower attachments above and sliding shower screen to side. Low level WC, pedestal was hand basin, half tiled surrounds and anthracite heated towel rail. Laminate wood strip flooring, inset ceiling spotlights and extractor fan.



### FRONT BEDROOM TWO

8'3" x 10'7" (2.53 x 3.23)

With single panelled radiator.



### BEDROOM THREE TO SIDE

9'1" x 7'6" (2.79 x 2.29)

With single panelled radiator, TV aerial point.



## BATHROOM TO FRONT

6'0" x 7'1" (1.84 x 2.17)

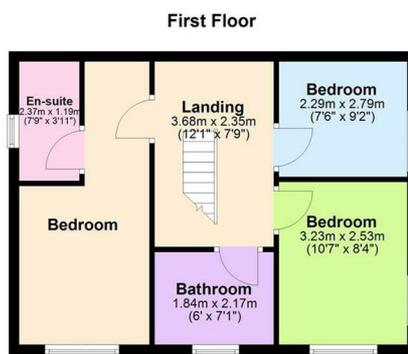
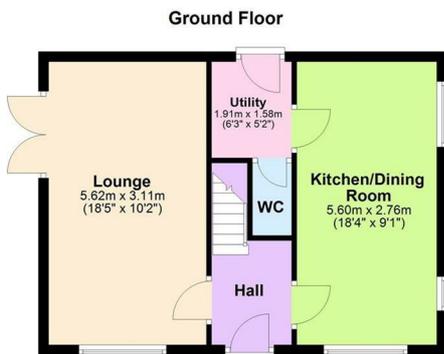
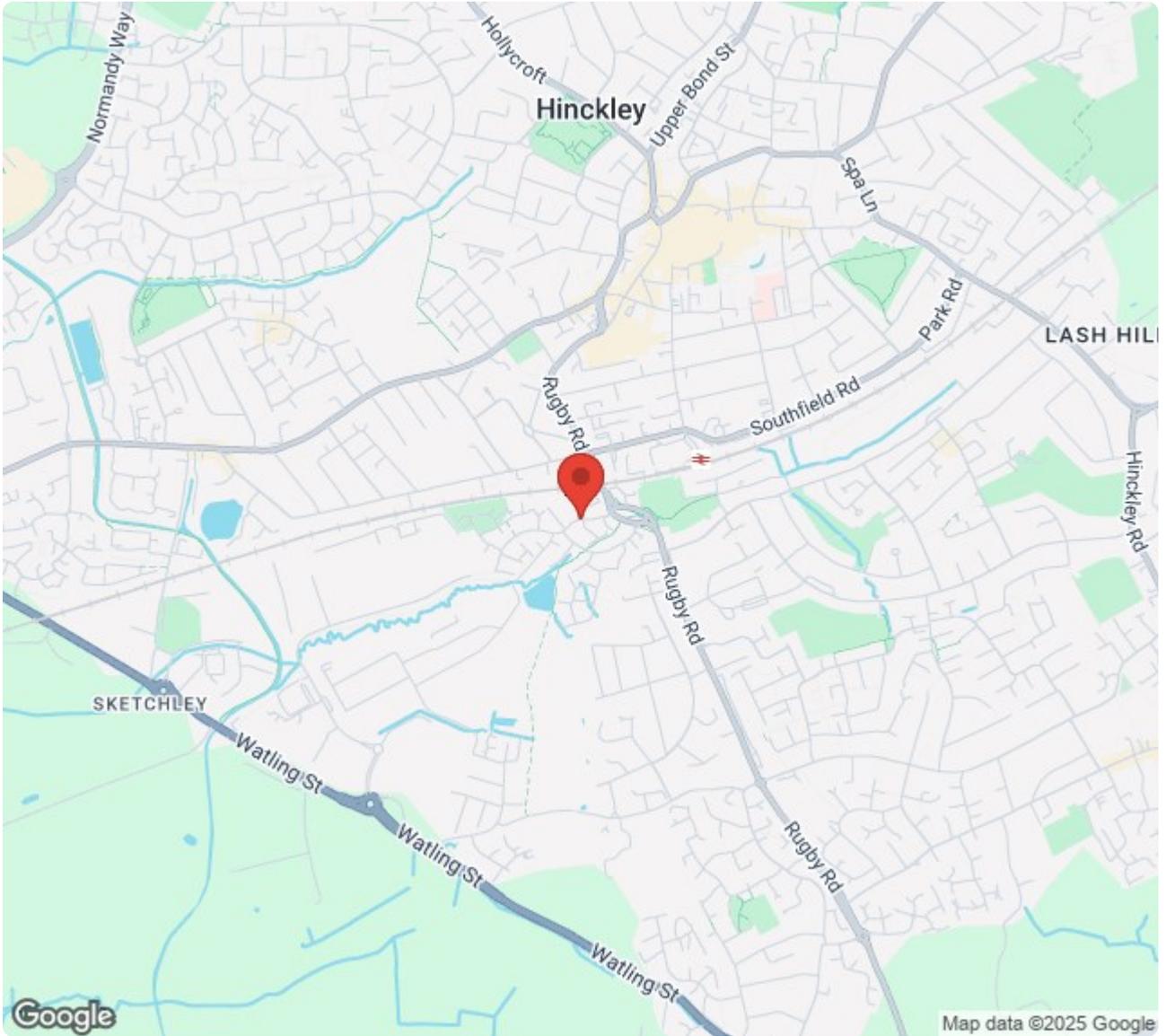
With a white panelled bath with mixer tap and shower attachment above and glazed shower screen to side. Low level WC, pedestal wash hand basin, half tiled surrounds. Anthracite heated towel rail. Laminate wood strip flooring, inset ceiling spotlights and extractor fan.



## OUTSIDE

The property is nicely situated on an advantageous corner plot with a front garden that is principally laid to lawn, the gas and electric meters and a porcelain slabbed pathway and steps that lead to the front door. To the rear of the property there is a long tarmacadam driveway and a rear pedestrian gate offering access to the rear garden which is enclosed by panelled fencing and a brick wall. There is a slabbed patio area adjacent to the rear of the property and leading down the side of the garden to a composite decking area. The remainder of the garden is laid to lawn with raised beds. There is also a large timber shed an outside tap and an outside socket installed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		83	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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