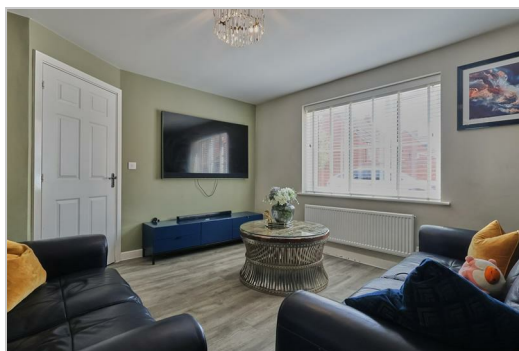




19 COPPER DRIVE, BURBAGE, LE10 2UN

ASKING PRICE £310,000

Modern Persimmon built detached family home. Sought after and convenient cul de sac location within walking distance of Hinckley town centre, the Crescent, schools, doctors, dentists, train and bus stations, Leisure Centre, Burbage Village centre and easy access to the A5 and M69 motorway. Benefiting from white panelled interior doors, LVT flooring, decorative wall panelling, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, lounge, dining kitchen and utility room. Three good sized bedrooms (main with en suite shower room) and family bathroom. Driveway to side and enclosed rear garden.



TENURE

Freehold
Council Tax Band D
EPC Rating B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive black composite panel and SUDG front door to

ENTRANCE HALLWAY

With grey woodgrain LVT flooring, double panelled radiator and wall mounted consumer unit. wired in smoke alarm, digital thermostat for the central heating system on the ground floor. Dog leg stairway to the first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white six panelled interior door to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, radiator and extractor fan. Door to

LOUNGE TO FRONT

12'11" x 12'1" (3.94 x 3.70)

With grey woodgrain LVT flooring, radiator and TV aerial point.



FITTED DINING KITCHEN TO REAR

18'0" x 9'2" (5.50 x 2.81)



FITTED KITCHEN AREA

With a range of light gloss grey fitted kitchen units consisting inset one and a half bowl stainless steel sink unit, mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting wood grain working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and chimney extractor above. Matching upstands. Further matching range of wall mounted cupboard unit. Appliance recess points, plumbing for a dishwasher. Grey woodgrain LVT flooring and inset ceiling spotlights. Door to



DINING AREA

With grey woodgrain LVT flooring, double panelled radiator. Feature wood panelling to one wall, inset ceiling spotlights and UPVC SUDG French doors leading to the rear garden.



UTILITY ROOM TO SIDE

7'6" x 5'3" (2.30 x 1.61)

With matching units from the kitchen consisting of a floor standing double cupboard in gloss grey, contrasting wood grain roll edge working surfaces above, matching upstands and appliance recess points. Plumbing for automatic washing machine, wall mounted Ideal logic gas condensing combination boiler for central heating and domestic hot water. Grey woodgrain LVT flooring, UPVC SUDG door to the side of the property and radiator.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, door to a linen cupboard with fitted shelving and loft access. Door to

BEDROOM ONE TO FRONT

12'10" x 10'6" (3.92 x 3.22)

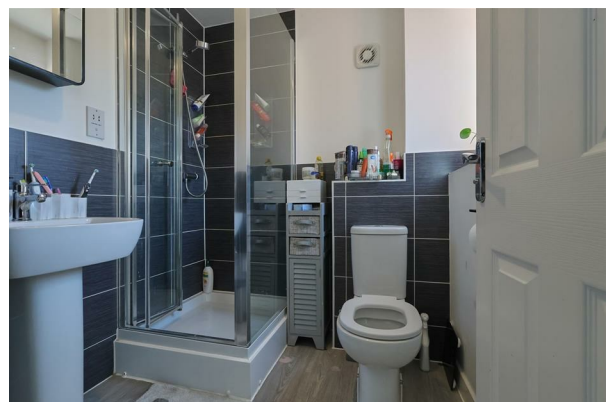
With a range of fitted slide robes in light grey with mirrored glazed doors to front, consisting one double and one single wardrobe unit. Radiator, TV aerial point. Thermostat for the central heating on the first floor. Door to



EN SUITE SHOWER ROOM

5'10" x 5'10" (1.79 x 1.78)

With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, contrasting tiled surrounds and woodgrain flooring. Radiator and extractor fan.



BEDROOM TWO TO REAR

9'6" x 9'6" (2.90 x 2.92)

With a range of fitted bedroom furniture in grey consisting one double and one single wardrobe unit and radiator.



BEDROOM THREE TO REAR

8'2" x 9'6" (2.51 x 2.90)

With radiator.



FAMILY BATHROOM TO SIDE

5'5" x 6'9" (1.66 x 2.08)

With white suite consisting panelled bath, electric shower above, glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting tiled surrounds and wood grain flooring. Radiator and extractor fan. White heated towel rail.

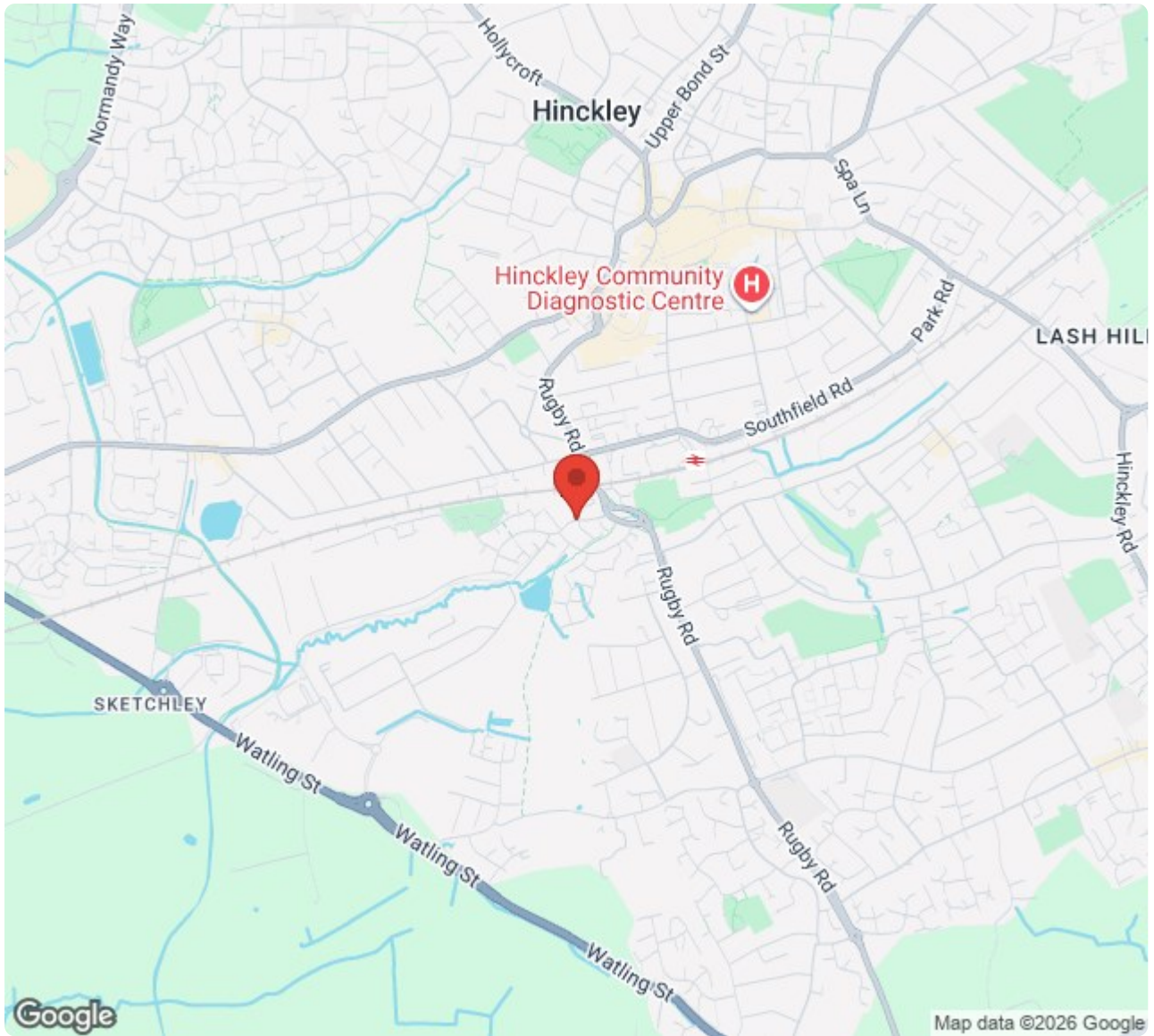


OUTSIDE

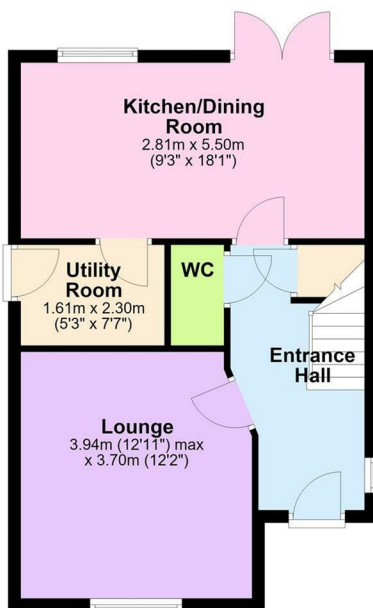
The property is nicely situated in a block paved cul de sac set back from the road, the front garden is laid to lawn with well stocked beds, a tarmacadam driveway leads down the left hand side of the property. A timber gate offers access to the fully fenced and enclosed rear garden which has a full width L shaped slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding raised beds and borders. To the top of the garden is a further timber decking patio, there is also an outside tap and light. To the right hand side of the property is a further stone storage area.



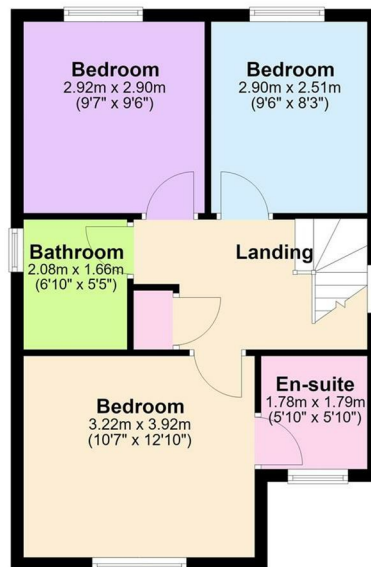




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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