

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**23 COPPER DRIVE, HINCKLEY, LE10 2UN**

**ASKING PRICE £310,000**

Outstanding 2021 Persimmon Homes built Leicester design four bedroom semi-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. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted dining kitchen with built in appliances and lounge with french doors. Four bedrooms main with ensuite shower room and family bathroom, long driveway and garage space (subject to planning permission) well kept front and enclosed rear garden with shed. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax band C

## ACCOMMODATION

Open canopy porch with outside lighting. Attractive composite panel SUDG front door to

## ENTRANCE HALLWAY

With double panel radiator, wireless digital thermostat for the central heating system, wired in smoke alarm, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath, attractive white six panel interior door to



## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator, wall mounted consumer unit.



## FITTED DINING KITCHEN TO FRONT

9'6" x 15'2" (2.91 x 4.64)

With a fashionable range of matt white fitted kitchen units with soft closed doors, inset one and a half bowl single drainer stainless steel sink, mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting oak style wood grain working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath, integrated extractor above. Matching up stands, further matching range of wall mounted cupboard units one concealing the Ideal gas condensing combination boiler for central heating and domestic hot water, integrated dishwasher and washing machine, double panel radiator, inset ceiling spotlights, some USB points.



### LOUNGE TO REAR

16'6" x 10'1" (5.05 x 3.09)

With double panel radiator, TV and telephone points including broadband, UPVC SUDG french doors leading to the rear garden.



### FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, stairway to second floor with white spindle balustrades.

### BEDROOM TWO TO REAR

9'7" x 13'6" (2.94 x 4.12)

With radiator.



### BEDROOM THREE TO FRONT

12'0" x 9'7" (3.68 x 2.94)

With radiator.



### BEDROOM FOUR TO REAR

6'8" x 10'1" (2.04 x 3.09)

With radiator.





## **FAMILY BATHROOM TO FRONT**

6'7" x 5'6" (2.02 x 1.68)

With white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, shaver point, extractor fan.



## **SECOND FLOOR LANDING**

With white spindle balustrades, wired in smoke alarm.

## **BEDROOM ONE**

13'1" x 20'7" (3.99 x 6.28)

With built in bedroom furniture consisting of open wardrobes and shelving with concealed lighting, hanging rails and shelves, further built in storage cupboards in white with further pull out cupboard, two radiators, wireless digital thermostat for the central heating on the top floor. Velux window in the dressing area. Door to



## **ENSUITE SHOWER ROOM**

6'7" x 6'7" (2.03 x 2.02)

With a white suite consisting of a tiled shower cubicle with glazed shower screen and glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, shaver point, extractor fan, double glazed Velux window, wall mounted mirror fronted bathroom cabinet.

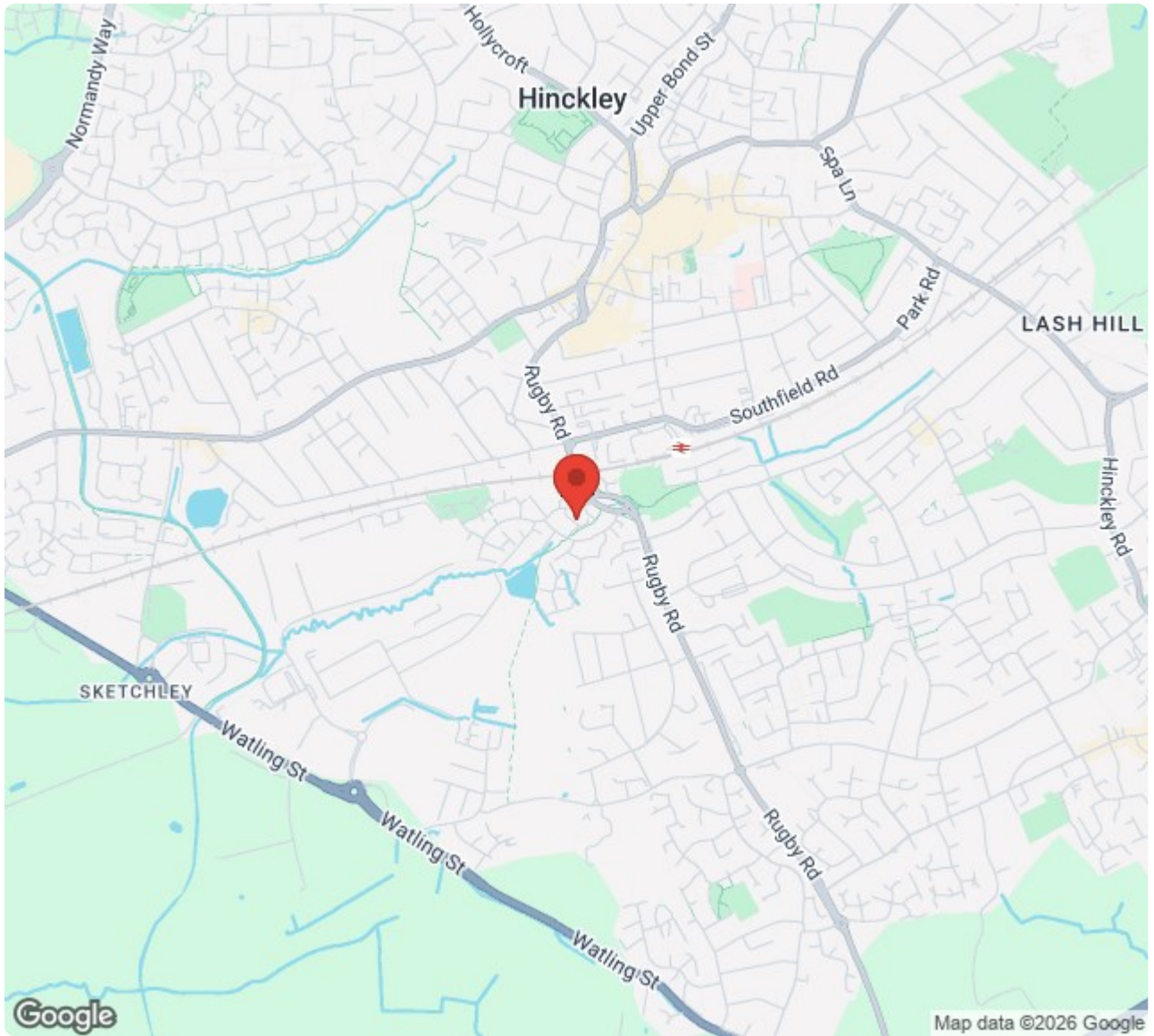


## **OUTSIDE**

The property is nicely situated in a block paved cul de sac set back from the road, the front garden having a landscaped rockery with inset shrubs, a long tarmac driveway leads down the side of the property offering ample car parking. Garage space (subject to planning permission), outside tap, a timber gate offers access to the fully fenced enclosed rear garden, adjacent to the rear of the house is a slabbed and slate chipping semi circular patio leading to the top of the garden leading to a further grey timber decking patio at the top of the garden. The main garden is principally laid to lawn with surrounding raised beds and borders, outside power point, timber shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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