



## 45 COPPER DRIVE, HINCKLEY, LE10 2UN

**ASKING PRICE £320,000**

No Chain!! Impressive 2020 Persimmon Homes built Hatfield design detached family home on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of Hinckley town centre, The Crescent, schools, doctors, dentists, train and bus stations, parks, bars and restaurants, Burbage Village centre and good access to the A5 and M69 motorway. Well presented contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, fitted dining kitchen with built in appliances and utility room. Three double bedrooms (main with en suite shower room) and family bathroom. Wide driveway offering ample car parking and garage space (STPP). Front and enclosed sunny rear garden. Viewing recommended. Carpets, curtains, blinds and dishwasher included.



## 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 double panelled radiator, wired in smoke alarm, wall mounted consumer unit. Dogleg stairway to first floor with white spindle balustrades with useful under stairs storage cupboard beneath. Thermostat for the central heating system on the ground floor. Attractive white six panel interior doors to



## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, single panelled radiator and extractor fan. Olive wood panel surrounds. Door to



## LOUNGE TO FRONT

12'11" x 12'1" (3.95 x 3.69)

With feature full height media wall with a recess for a 55" flat screen TV, feature living flame electric fire beneath with remote control. Fitted storage cupboards to side alcoves in white, radiator. TV and telephone points.



## FITTED DINING KITCHEN TO REAR

18'0" x 9'4" (5.49 x 2.85)



## DINING AREA

With double panelled radiator. UPVC SUDG French doors leading to the rear garden.



## KITCHEN AREA

With a fashionable range of matt white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer tap above, cupboard beneath, further matching floor mounted cupboard units and four drawer unit. Contrasting grey marble working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units, appliance recess points. Stainless steel dishwasher included. Door to



## UTILITY ROOM TO SIDE

5'4" x 7'6" (1.65 x 2.31)

With matching units from the kitchen, consisting of a floor standing double cupboard, grey marble roll edge working surfaces above. Matching upstands, appliance recess points and plumbing for automatic washing machine, washing machine and tumble drier are included. Wall mounted Ideal gas combination boiler for central heating and domestic hot water. Single panelled radiator, UPVC SUDG door to the side of the house.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm. Door to a airing cupboard/wardrobe, loft access, the loft is partially boarded.

## BEDROOM ONE TO FRONT

12'11" x 10'7" (3.94 x 3.23)

With single panelled radiator, thermostat for the central heating system on the first floor. Door to



## EN SUITE SHOWER ROOM

5'9" x 5'9" (1.77 x 1.77)

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



## BEDROOM TWO TO REAR

9'6" x 9'6" (2.90 x 2.91)

With radiator.



## BEDROOM THREE

8'2" x 9'6" (2.50 x 2.91)

With radiator



## FAMILY BATHROOM

5'6" x 6'9" (1.69 x 2.08)

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC, contrasting tiled surrounds, radiator and extractor fan.

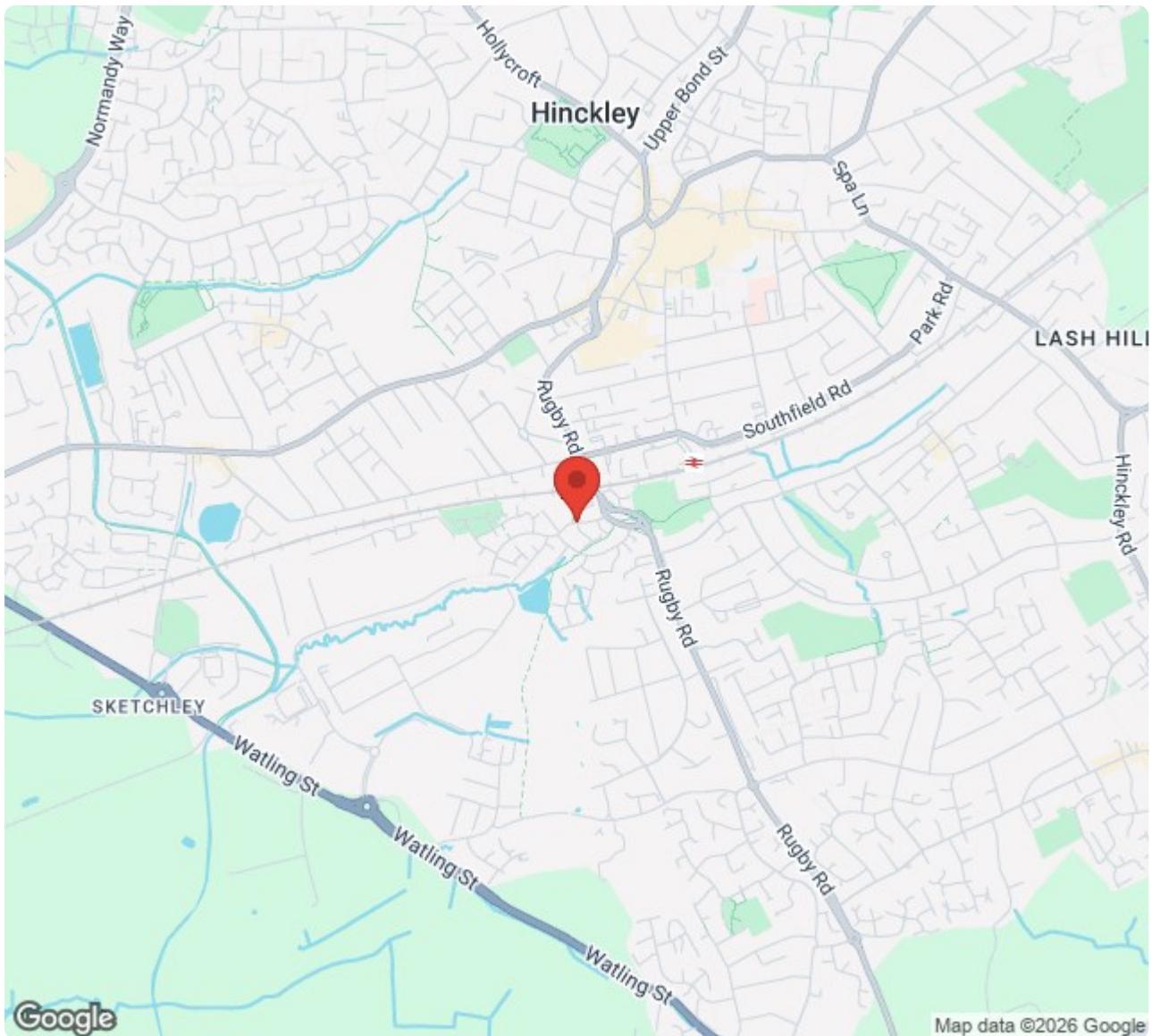


## OUTSIDE

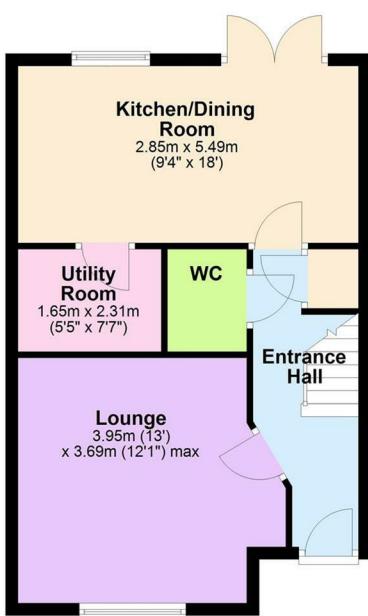
The property is nicely situated in a cul de sac set well back from the road, the front garden is principally laid to lawn with surrounding stone borders, there is a deep tarmacadam driveway offering ample car parking for approximately three cars and garage space (STPP). A timber gate and slabbed pathway lead to the fully fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is also an outside tap and a further slabbed pathway to the left hand side of the property and the rear garden has a sunny aspect.



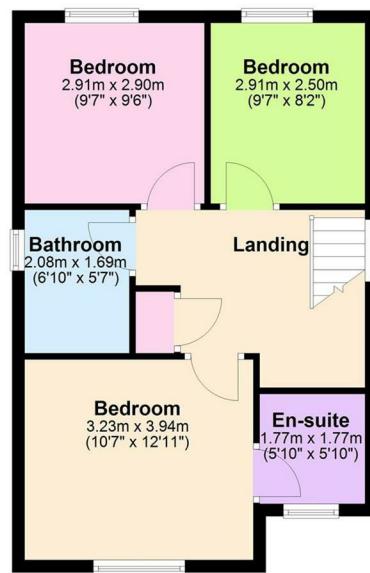




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(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 2002/81/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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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