



## GREYSTONES SKETCHLEY MANOR LANE

HINCKLEY, LE10 2NQ

**£475,000**  
FREEHOLD

James Whalley is delighted to present this three-bedroom detached home, ideally positioned on the highly desirable Sketchley Manor Lane, offered to the market with no onward chain and brimming with potential.

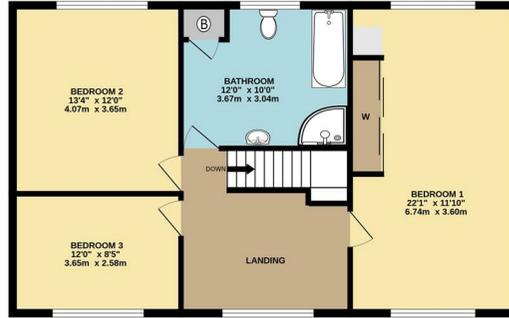
Upon entering, you are welcomed by a spacious and inviting entrance hall with a clear view of the staircase, setting the tone for the generous accommodation throughout. To the front, a bright and airy through lounge benefits from dual windows, allowing an abundance of natural light to flow through the space, seamlessly leading into the dining area which overlooks the rear garden and adjoining conservatory. The ground floor further offers a fitted kitchen, separate utility room, convenient downstairs WC, and internal access to the garage, along with a useful side entrance.

**suave**

GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.

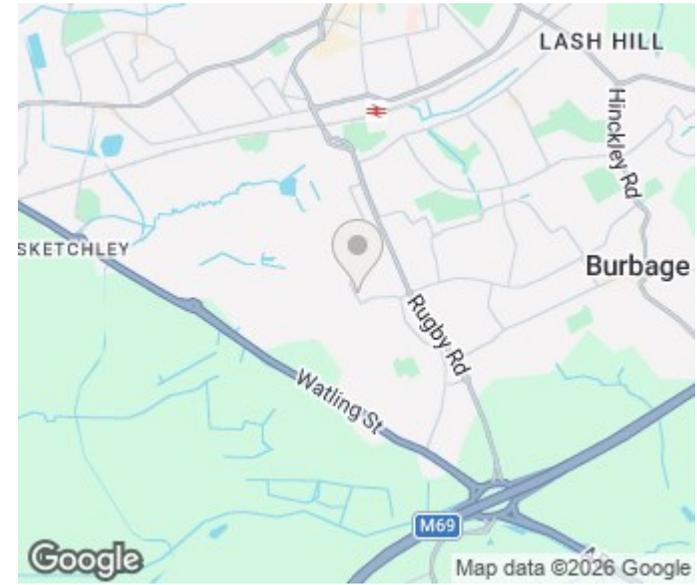


1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</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	

EPC Rating: D Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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