



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Offers Over

£475,000

Located in

Hinckley





Sketchley Manor Lane

Hinckley | | LE10 2NQ



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.

To the first floor, a well-proportioned landing leads to a spacious master bedroom, two further double bedrooms, and a sizeable family bathroom complete with both a separate shower and bath.

Externally, the property boasts a substantial driveway providing ample off-road parking for multiple vehicles. To the rear, a generous garden offers excellent potential for extension (subject to the relevant planning permissions), making this an ideal long-term family home with scope to add value.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

Sketchley Manor Lane

£475,000 Freehold



- Location Location Location
- Brimming With Potential
- Generous Bathroom
- Garage
- Great Size Plot
- No Chain
- Detached
- Parking For Multiple Vehicles
- 3 Bedrooms

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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Council Tax Band F Local Authority

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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