

# Holdings

A Modern Estate Agent



**6 Dickens Close, Loughborough, LE12 7EF**

**£350,000**

Holdings Estate Agents are delighted to bring to market this well-presented three bedroom detached home. Set within a quiet cul-de-sac in the popular village of Sileby, offering balanced accommodation including a bright lounge with adjoining conservatory and bi-folding doors opening onto neatly landscaped rear gardens. The property further benefits from a contemporary ensuite to the principal bedroom, a modern family bathroom and excellent access to local amenities and transport links.

## Summary

A well-presented and thoughtfully arranged home, ideally positioned within a quiet cul-de-sac in this popular and well-connected village. Offering balanced accommodation and a practical layout, the property is perfectly suited to first-time buyers, young families or those seeking a comfortable home in a convenient setting.

The ground floor is arranged to provide a natural flow between living spaces, beginning with a welcoming entrance that leads through to a bright and comfortable lounge, ideal for both relaxation and entertaining. From here, a conservatory provides additional living space, enjoying views over the garden and featuring bi-folding doors that open out, creating a light-filled and versatile area. The kitchen/diner is well-proportioned and functional, offering ample space for day-to-day use, with a utility room conveniently located from here.

Upstairs, the bedrooms are well-sized and offer flexibility for family living, guests or home working. The principal bedroom benefits from a contemporary tiled shower ensuite, while the remaining rooms are served by a tiled family bathroom fitted with a three-piece suite including a shower over the bath.

Externally, the property enjoys neatly landscaped gardens to the rear, providing an attractive and manageable outdoor space ideal for both relaxation and entertaining, along with off-road parking, electric car charger and single garage. The position within Dickens Close ensures a peaceful residential environment while remaining within easy reach of the village centre.

Sileby is a well-regarded village offering a strong sense of community alongside a range of everyday amenities, including local shops, cafés and schooling. The village also benefits from its own railway station, providing direct links to Leicester, Loughborough and beyond, while excellent road connections ensure easy access to the wider area.

This is an attractive and well-located home that combines comfort, practicality and convenience, making it an excellent opportunity for a wide range of buyers.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only

a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

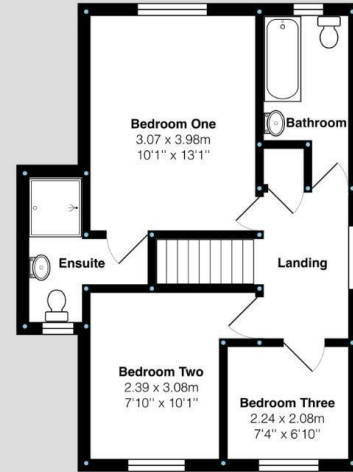
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan



**First Floor:**



Dickens Close, Sileby

Internal Square Footage: Approx 910 sq.ft

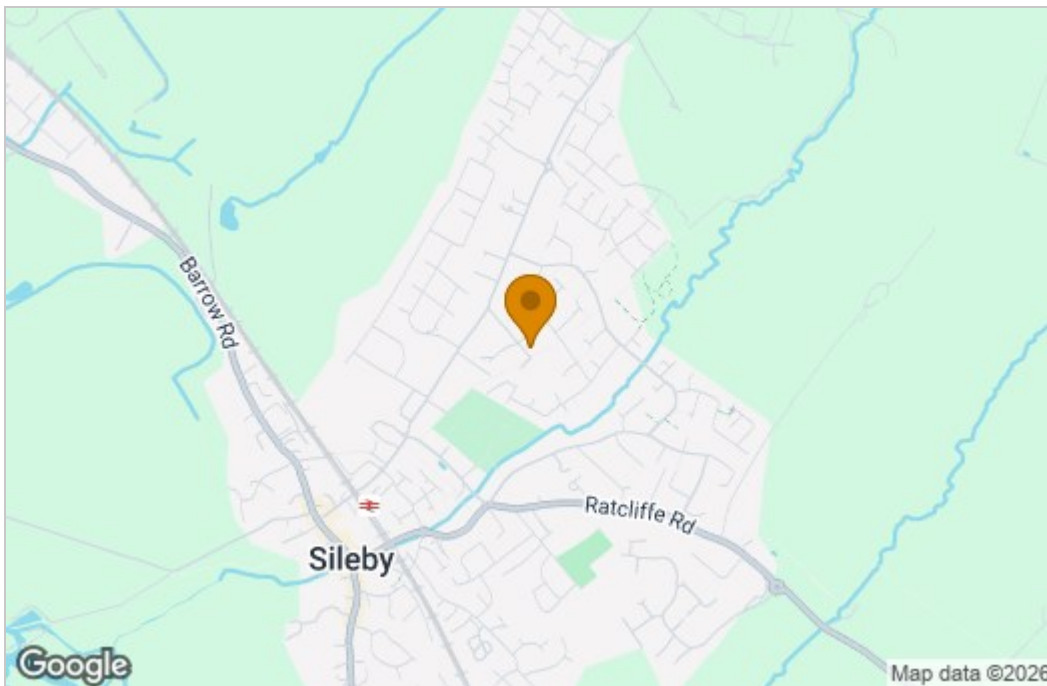
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Dickens Close, Sileby

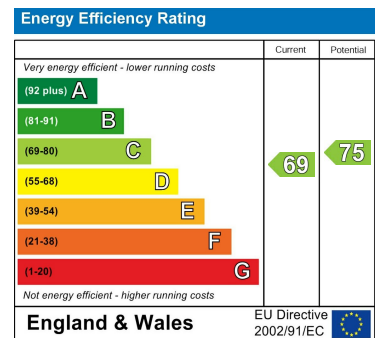
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## Area Map



## Energy Efficiency Graph



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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk