

Sinclair



6 Dickens Close, Sileby

Loughborough

£340,000

6 Dickens Close

Sileby, Loughborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Property
- No Upward Chain
- Three Bedrooms
- Open Plan Dining Kitchen
- Cul-De-Sac Setting
- Utility Room & Conservatory



Entrance Hall

uPVC double glazed opaque front door into the hallway gives access to downstairs WC kitchen diner, living room and storage cupboard as well as stairs to the first floor.

Living Room

Having a built-in gas fireplace, radiator, aircon unit, access to the conservatory via bifold doors, uPVC double glazed window into the conservatory.

Kitchen/Dining Room

Having a range of wall and base units with rolled edged work surface, four ring gas hob with extractor fan above, built-in electric oven, space and plumbing for appliances, 1 1/2 sink and drainer unit with mixer tap, uPVC double glazed windows to the front, radiator, timber effect vinyl flooring, dining area and access to the utility room.

Utility

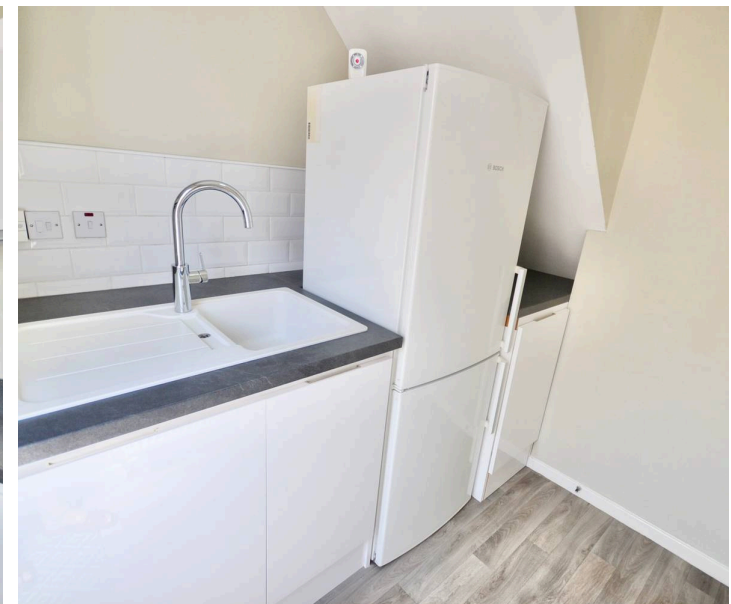
A range of base units with rolled edge work surface, one and a half drainer unit with swan neck mixer tap, tiled splash back, gas fired wall mounted boiler, uPVC opaque door accessing the side, timber effect flooring and radiator.

Conservatory

Having uPVC double glazed windows to both sides, a polycarbonate roof, wood effect flooring and bifold doors to the garden.

WC

Having a low-level flush WC, vanity wash hand basin with cupboard below, tiled splash back, uPVC double glazed opaque window to the side.



First Floor Landing

Access to three bedrooms, bathroom, loft hatch, uPVC opaque window to the side and storage cupboard housing the water cylinder.

Bedroom One

Having uPVC double glazed windows to the front, radiator, access to the ensuite and an aircon unit.

En Suite

This three piece suite comprises of a low-level flush WC, vanity wash handbasin with cupboards under, shower enclosure with thermostatic shower over, uPVC double glazed opaque window to the rear, tiled splash back, tile effect vinyl flooring.

Bedroom Two

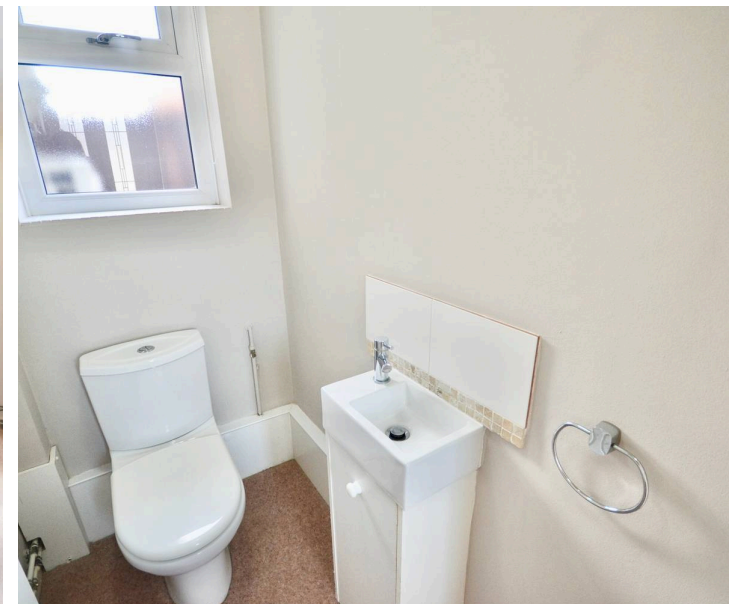
Having uPVC double glazed windows to the rear, radiator and built-in cupboards.

Bedroom Three

Having uPVC double glazed windows to the rear of the property, radiator, built-in cupboards.

Bathroom

This three piece suite comprises a low-level flush WC, pedestal wash hand basin, panel bath with electric shower over, tiled splash back, extractor fan, inset downlights, radiator.





FRONT GARDEN

To the front there is an area laid to lawn, tarmacadam driveway and garage.

REAR GARDEN

To the rear there is side access to the front, patio area, mature shrubs and plants, area laid to lawn and a timber framed shed.

DRIVEWAY

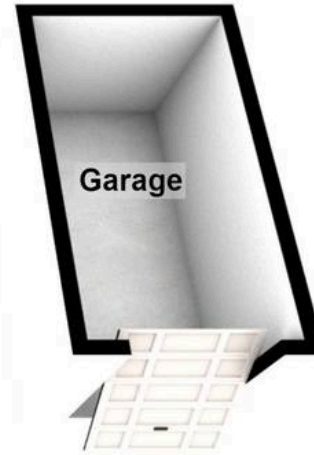
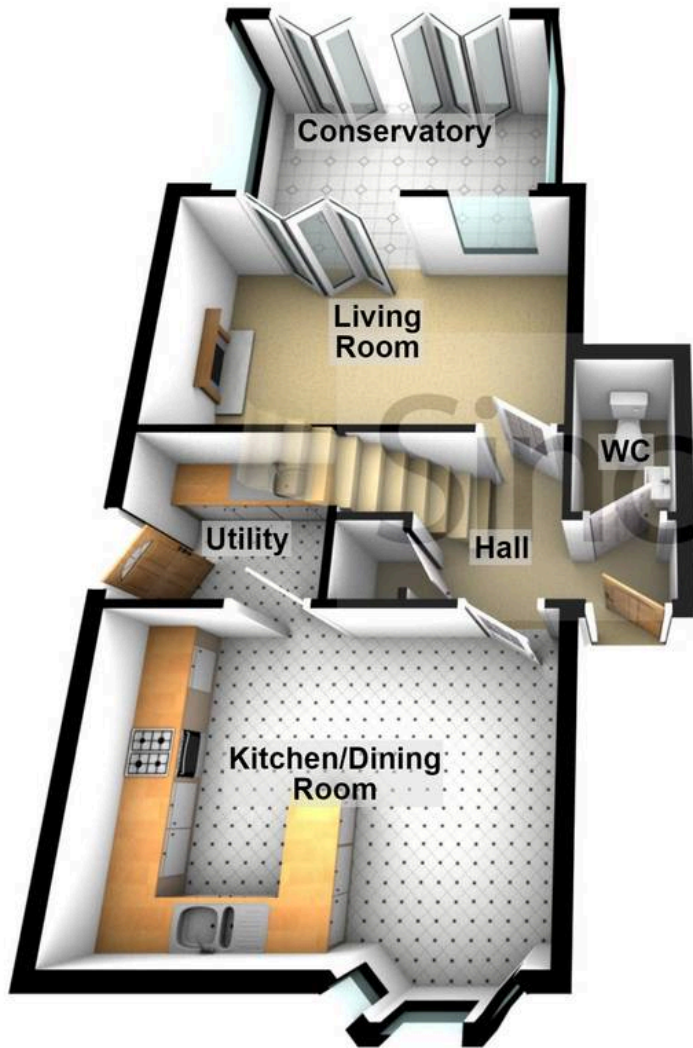
2 Parking Spaces







Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 9 Bull Ring, Shepshed - LE12 9PZ

01509 600610

shepshed@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.