



14 Towles Pastures, De Lacy Court, Derby, DE74 2AD

£350,000

Nestled in the tranquil setting of De Lacy Court in Castle Donington, this charming semi-detached home offers a perfect blend of modern living and serene surroundings. With three spacious double bedrooms, including a large master suite, this property is ideal for families or those seeking extra space. The two well-appointed bathrooms also ensure convenience for all residents.

The heart of the home is a contemporary kitchen, designed to meet the needs of today's lifestyle, while the inviting reception room provides a comfortable area for relaxation and entertaining. The property is set in a peaceful cul-de-sac, facing a picturesque green, which enhances the sense of community and tranquillity.

For those with vehicles, the property boasts ample parking along with a garage, making it a practical choice for busy households. The absence of an upward chain simplifies the buying process, allowing for a smoother transition into your new home.

Front Aspect

Set within a private courtyard in beautiful village of Castle Donington, this property offers a private plot overlooking the green

Entrance Hallway

Entrance via a composite door, gas central heating radiator, coir matting, tiled flooring, stairs rising to first floor.

Downstairs W/C

With a low level W/C, corner pedestal hand wash basin, gas central heating radiator, extractor fan, half tiled walls, tiled flooring.

Kitchen 10'0" x 8'0" approx (3.05m x 2.44m approx)

With a window to the front elevation, integrated dishwasher, integrated fridge freezer, integrated washing machine, electric oven, four ringed gas stove, over head extractor fan, range of eye and base level cupboards with a complimentary work surface, tiled flooring.

Lounge 14'11" x 14'0" approx (4.57m x 4.27m approx)

With a window to the rear elevation, double doors leading to rear garden, gas central radiator, laminated flooring.

Stairs Leading To First Floor

Family Bathroom

With a four piece suite comprising of; low level W/C, pedestal hand wash basin, bath, enclosed shower with tiled walls, frosted window to the rear elevation, heated towel rail, extractor fan, half tiled walls, vinyl flooring.

Bedroom Three 10'11" plus wardrobes x 8'11" approx (3.33m plus wardrobes x 2.72m approx)

With a window to the front elevation, fitted wardrobes with hanging rail and shelving, gas central heating radiator, carpeted flooring.

Bedroom Two 10'11" plus wardrobes x 8'11" approx (3.35m plus wardrobes x 2.74m approx)

With a window to the rear elevation, fitted wardrobes with hanging rail and shelving, gas central heating radiator, carpeted flooring.

Stairs Leading To Second Floor

Bedroom One 18'11" x 14'11" max approx (5.79m x 4.57m max approx)

With two skylight windows to the front elevation and a further window to the rear elevation allowing an abundance of light into this room making it feel light and airy, fitted wardrobes with hanging rail and

shelving, two gas central heating radiators, carpeted flooring, door leading to;

En-Suite

With a three piece suite comprising of; low level W/C, pedestal hand wash basin, enclosed shower with tiled walls, half tiled walls, heated towel rail, vinyl flooring.

Rear Garden and Garage

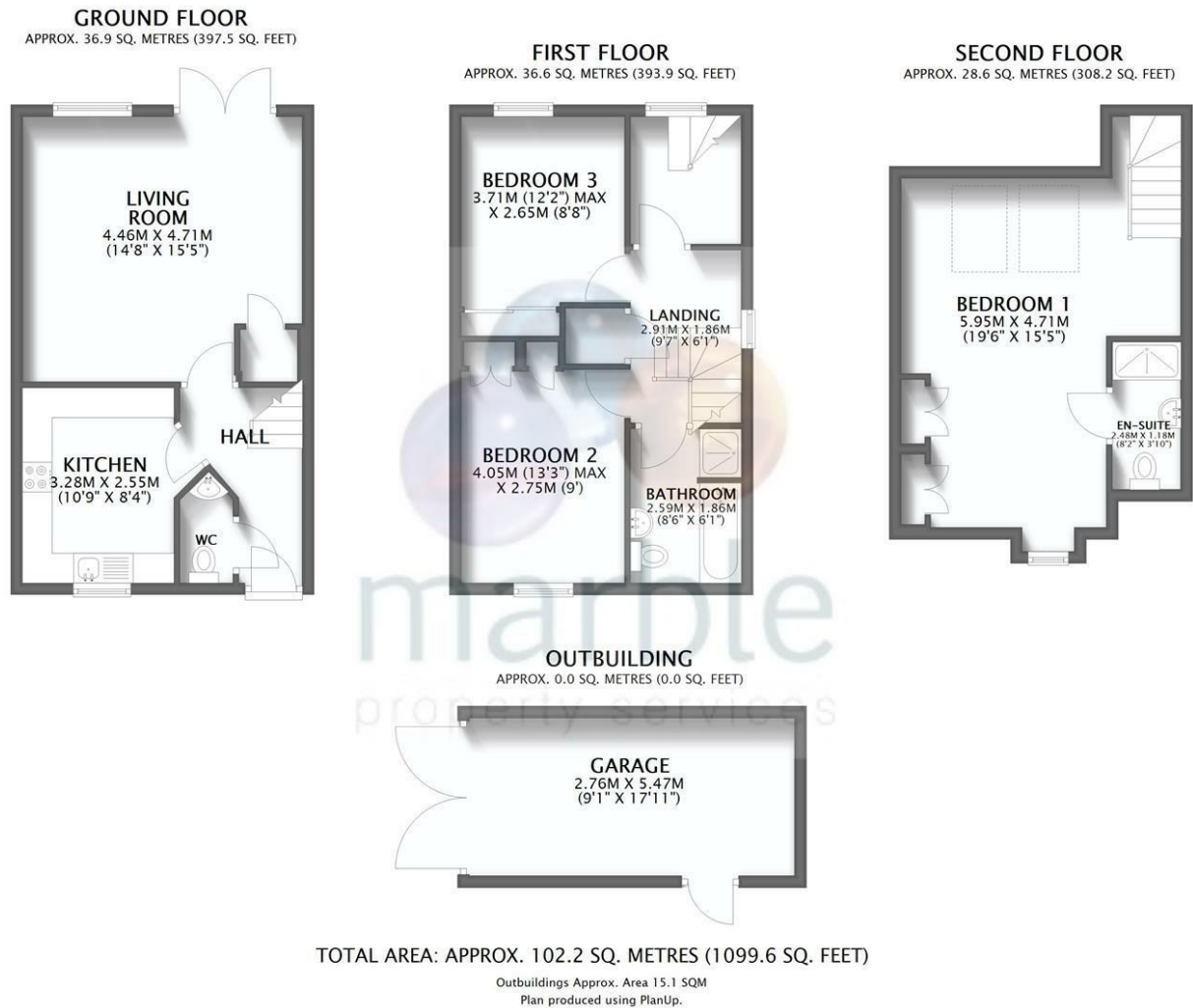
A private low maintenance garden with paved patio and stones, door leading to single garage with manual up and over door.

MONEY LAUNDERING REGULATIONS

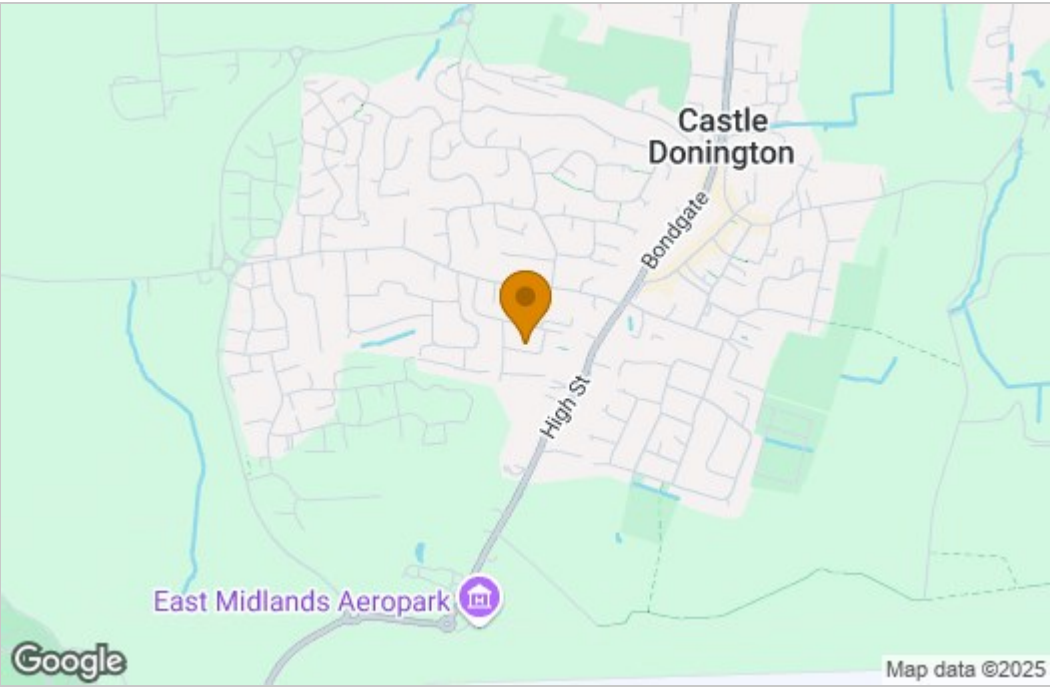
MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

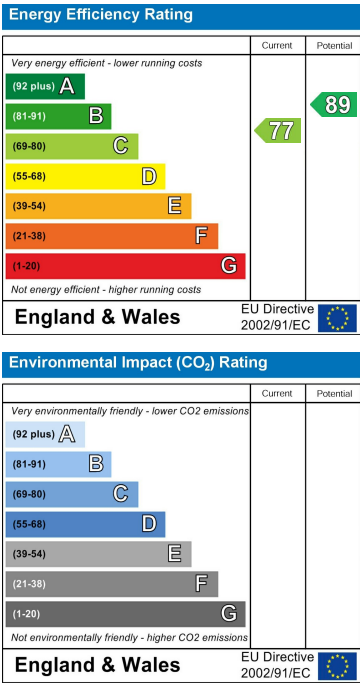
Floor Plan



Area Map



Energy Efficiency Graph



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