



# Five Bedroom Detached House located in Castle Donnington.

Offers Over  
£485,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

# 5 De Lacy Court Towles Pastures Castle Donnington Derby DE74 2AD



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1,830

Merritt Estates are delighted to present to the market this substantial and beautifully presented five-bedroom detached family residence.

Situated on a quiet private road, with no through traffic, this well presented, impressive home sits within a small development of only thirteen mixed-style houses and offers spacious and versatile accommodation thoughtfully arranged over three designed floors.

Internally, the property offers an excellent standard of modern living with a well-considered layout that caters to both everyday life and entertaining.

Upon entering, you are greeted by a welcoming and generously proportioned reception hallway, which leads to a ground floor cloakroom/WC for added practicality. The spacious lounge offers a comfortable and relaxing space, while the heart of the home is undoubtedly the impressive full-width fitted dining kitchen, complete with a comprehensive range of integrated appliances. This room offers ample space for family meals and social gatherings. A separate utility room provides additional storage and laundry space, keeping the kitchen clutter-free.

To the first floor, the accommodation continues to impress, featuring a well-appointed master double bedroom with fitted wardrobes and a stylish en-suite shower room. Two further generously sized double bedrooms, both benefiting from fitted wardrobes, are served by a modern fitted family bathroom.

The second floor reveals two additional double bedrooms, again complete with fitted wardrobes, along with a second family shower room, offering flexibility for larger families or guests, or potential for use as home office space or hobby room.

Externally, the property enjoys a private, enclosed rear garden which is attractively laid out for ease of maintenance-perfect for outdoor dining or play. To the side there is a detached double garage, offering extensive storage or potential for conversion into a home office, gym, or workshop (subject to relevant consents), along with off-road parking for two vehicles on the driveway.

This wonderful family home represents a rare opportunity to acquire a well-proportioned and immaculately maintained property within a prestigious development, all within easy reach of Castle Donnington's excellent amenities - shops, schools, commuter routes and transport links, making it an ideal choice for growing families or professional households seeking both comfort and convenience.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

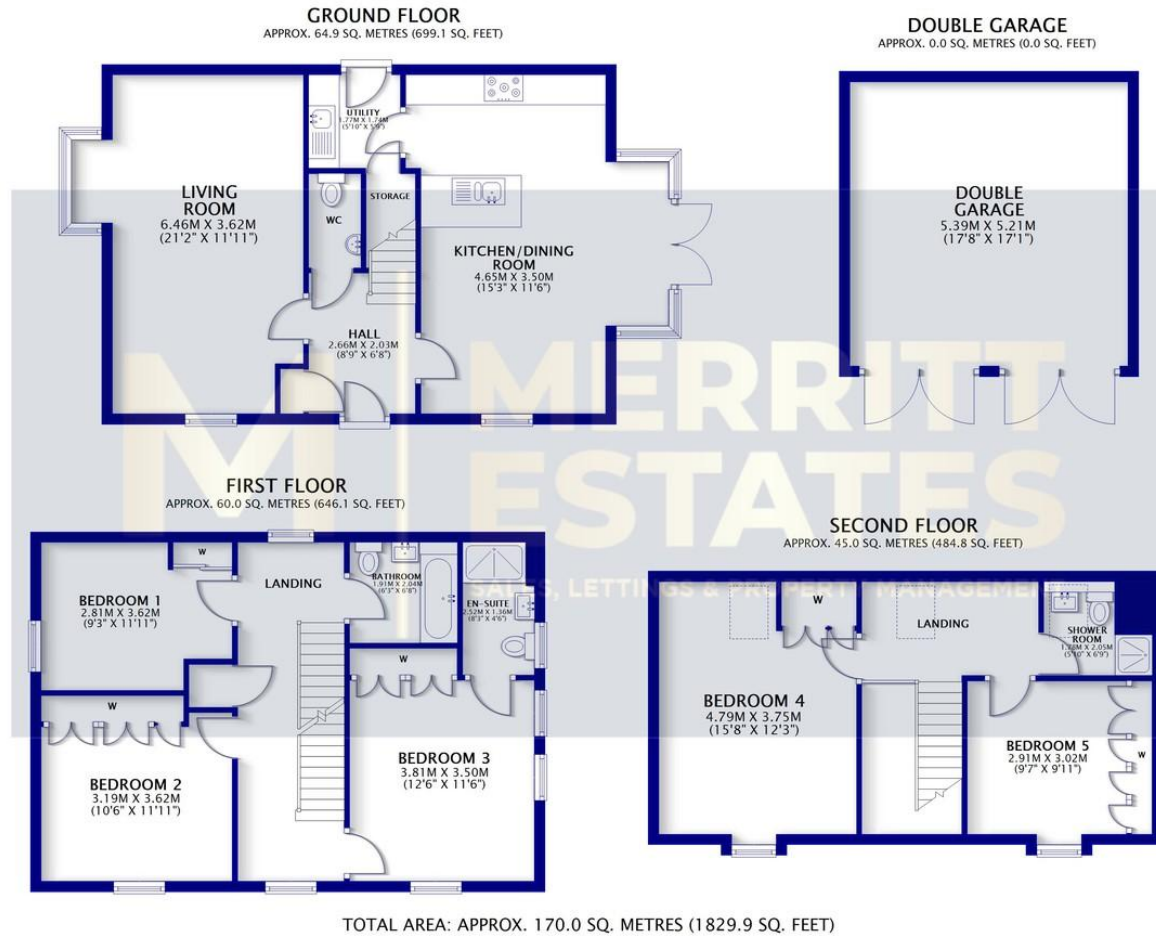
It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FLOORPLAN



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