



12 De Lacy Court, Castle Donington, DE74 2AD

Offers Over £325,000

A well-presented three-bedroom semi-detached house located in the peaceful cul-de-sac of De Lacy Court, Castle Donington. With three well-proportioned bedrooms, it's an ideal home for families or anyone in need of extra space.

The entrance leads into a spacious reception room with a warm, welcoming feel. The modern kitchen diner is a real highlight, offering a contemporary space for family meals and gatherings, while a utility room adds further practicality.

Upstairs, an en suite bathroom complements the family bathroom, ensuring good facilities for all residents. The layout has been designed with comfort and functionality in mind throughout.

Outside, a lovely courtyard rear garden is ideal for enjoying the outdoors or hosting summer barbecues, while parking for two vehicles and a garage provide secure and convenient storage.

Set in a quiet spot, the property offers a peaceful environment while remaining close to local amenities and transport links — a well-appointed family home in a desirable location.

PROPERTY & VILLAGE

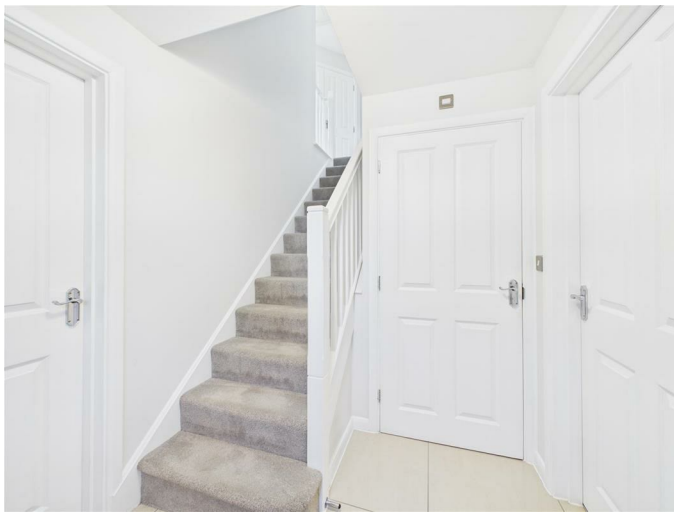
A well-presented David Wilson Homes built semi-detached family home, situated on a small, select development on a private drive just off Towles Pastures. The accommodation includes an entrance hall, guest cloakroom, lounge, contemporary dining kitchen with integral appliances, utility room, three bedrooms — the master with en-suite — and a family bathroom.

Castle Donington is a vibrant location with a high standard of amenities, including shops, a post office, doctors' surgery, pharmacy, supermarket, pubs and restaurants. For commuters, East Midlands Airport, Parkway railway station and the national motorway network are all readily accessible, as are the centres of Nottingham, Derby and Leicester via the 24-hour Skylink bus service.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 5'11" x 4'1" (1.80m x 1.24m)



Accessed via a composite, part-glazed door, with tiled flooring, a central heating radiator and stairs rising to the first floor.

GUEST CLOAKROOM 4'10" x 3'0" (1.47m x 0.91m)



Fitted with a white suite comprising wash hand basin and low-level flush WC, along with an extractor fan, central heating radiator and tiled flooring.

LOUNGE 18'0" x 10'8" (5.49m x 3.25m)



A triple set of multi-paned double-glazed windows to the front and side elevations, all fitted with top-specification shutters, with the side windows overlooking a green area. Two central heating radiators, quality laminate flooring, and TV, broadband and wall-mounted sockets complete the room.

KITCHEN/DINER 17'9" x 10'2" (5.41m x 3.10m)



Fitted with a range of contemporary high-gloss base and wall units, work surfaces, and an inset ceramic sink and drainer with a modern mixer tap. Integrated appliances include an Electrolux dishwasher, a built-in wall-mounted CDA electric oven with matching microwave, and an inset Zanussi induction hob with a stainless steel Electrolux extractor hood and fan. A contemporary wall-mounted central heating radiator and high-quality tiled flooring complete the room, along with a cupboard housing the Ideal Logic central heating boiler.

Sockets and switches are finished in brushed aluminium, with downlighters throughout, and two multi-paned double-glazed windows and matching french doors opening onto the garden.

UTILITY ROOM 5'7" x 5'6" (1.70m x 1.68m)



Fitted with plumbing for a washing machine and space for an American-style fridge freezer, along with a work surface and wall-mounted storage cupboard. There's also a useful understairs storage cupboard/pantry.

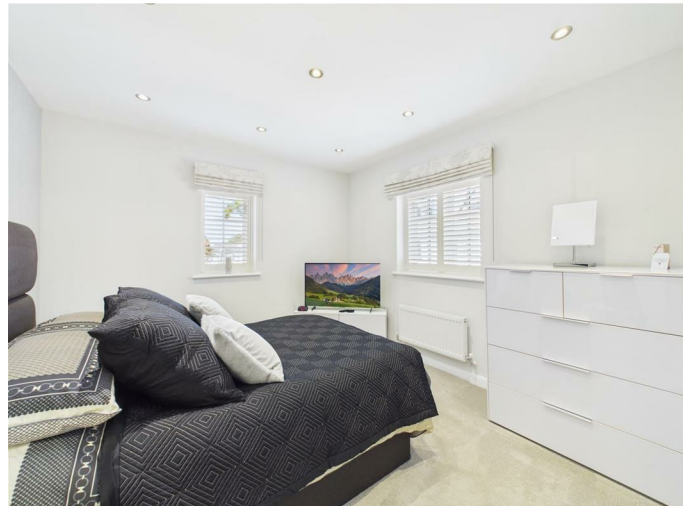
FIRST FLOOR

LANDING



With access to the roof space, and a generously sized airing cupboard housing the pressurised water tank while still offering additional storage space.

BEDROOM ONE 13'3" x 11'6" (4.04m x 3.51m)



With multi-paned double-glazed windows to the front and side, all fitted with high-spec shutters, a central heating radiator, and a fitted wardrobe with mirrored doors. An en-suite shower room leads off.

EN SUITE SHOWER ROOM 5'11" x 4'1" (1.80m x 1.24m)



Fitted with a white suite comprising a tiled shower cubicle housing a mains-fed shower, low-level flush WC and pedestal hand basin. Also featuring a heated towel rail, downlighters, laminate flooring, and an opaque double-glazed window with fitted high-spec shutters.

BEDROOM TWO 10'6" x 9'8" (3.20m x 2.95m)



Including multi-paned double-glazed windows to the front and side, with fitted high-spec shutters, a central heating radiator, useful overstairs fitted wardrobe, and laminate flooring.

BEDROOM THREE 9'1" x 7'6" (2.77m x 2.29m)



Including a multi-paned double-glazed window with fitted high-spec shutters, overlooking the green area, a built-in wardrobe, central heating radiator, and laminate flooring.

BATHROOM 6'8" x 5'6" (2.03m x 1.68m)



Fitted with a white suite comprising panelled bath with mains-fed shower over, pedestal wash hand basin and low-level flush WC. Also featuring a heated towel rail, extractor fan and ceramic tiled floor.

OUTSIDE FRONT



Situated within a quiet, private cul-de-sac with block-paved drive and pathways, and feature period-style street lighting. Block paving and a tarmacadam pathway lead to the front entrance door, with borders of grey slate shingle enhanced by mature evergreen plants and shrubs.

COURTYARD GARDEN



An east-facing courtyard garden with a paved pathway across the rear, and contrasting beds of grey shingle leading to a patio area. Gated access to the front, and landscaped borders of mature plants and shrubs, edged with timber sleepers.

GARAGE 17'8" x 8'9" (5.38m x 2.67m)



Situated to the rear of the property, the garage in a block of three is approached via a tarmacadam driveway offering off-road parking, leading to twin timber, hinged outward-opening garage doors. The pitched roof offers potential for further storage, while the garage itself has a concrete base and breeze-block walls, with power and light supplied.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or

licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

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Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

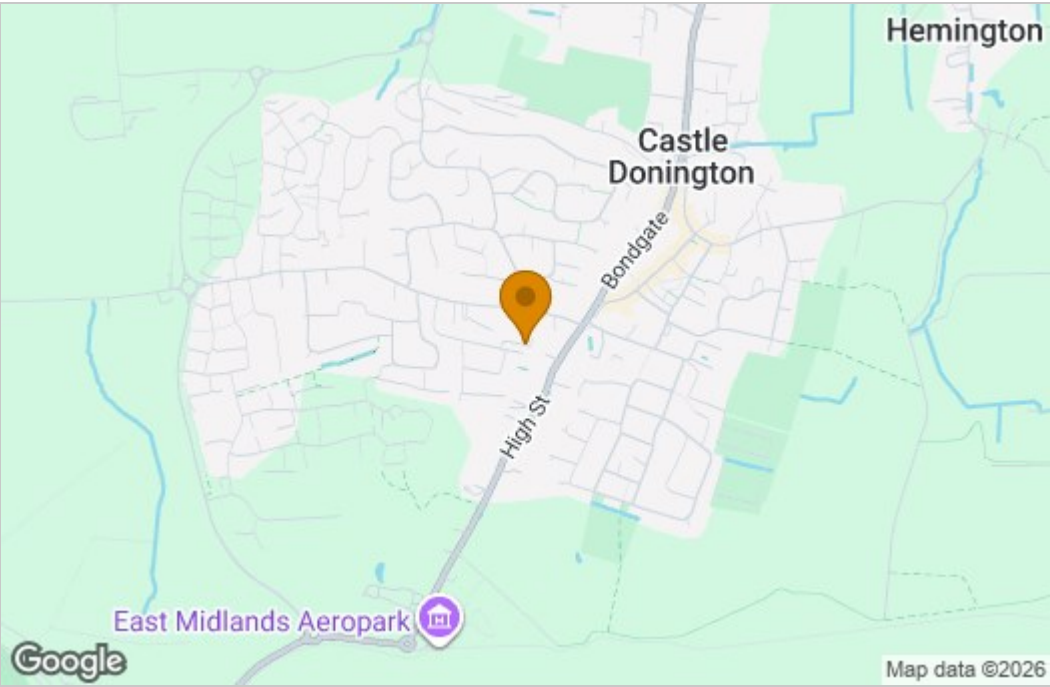
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With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

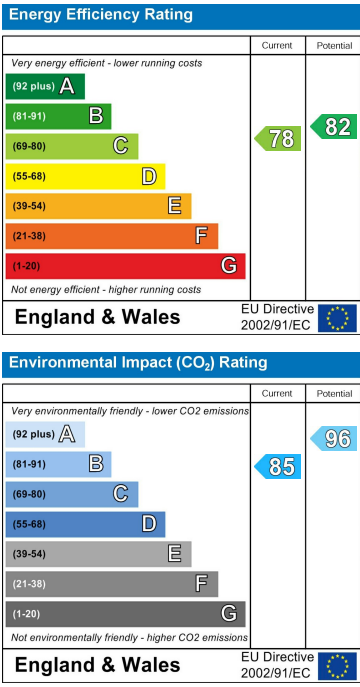
Floor Plan



Area Map



Energy Efficiency Graph



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