



37 Old Railway Mews

| DE11 8LA | Guide Price Guide Price of £300,000 to £320,000

ROYSTON  
& LUND



- Guide Price of £300,000 to £320,000
- Four Bedroom Detached
- Integrated Kitchen with Utility
- Fitted Sliding Wardrobes / En-suite Shower Room
- Detached Garage and Driveway
- NO UPWARD CHAIN
- Living Room with Bay Window and French Doors
- Additional Rooms - Dining Room and Lounge
- Ground Floor WC
- Council Tax Band - D // Freehold // EPC Rating - B







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This attractive four-bedroom detached corner house offers privacy, space, and practicality, that is perfect for families in an ideal location.

Upon entering, you are welcomed into a thoughtfully arranged layout. To the left, a dedicated dining room. To the right, a bright and comfortable lounge provides a cozy retreat with connecting storage.

Moving ahead, the home opens into an airy living room with a charming bay window and French doors, filling the space with natural light and providing a seamless connection to the garden.

The heart of the home is the modern integrated kitchen, fitted with sleek neutral cabinetry and a full range of appliances including a dishwasher, fridge-freezer, gas hob, and oven. A practical utility room adjoins the kitchen, with direct side access to the garden.

Upstairs, there are four well-proportioned bedrooms, two of which feature fitted sliding wardrobes. The principal bedroom further benefits from its own en-suite shower room, creating a private retreat.

Outside, the garden combines slabbed patio areas and turf lawn, bordered by sleepers filled with shrubs and a mature tree, offering both low-maintenance appeal and natural charm. A rear gate leads to the detached garage and driveway, providing parking for up to three vehicles. The garage benefits from an electric door and car charging point.

Swadlincote is within easy reach of excellent schools, a short walk away. Healthcare is well covered, with GP practices and dentists located just a few hundred yards from the property. Nearby shopping options include Lidl and Iceland, while leisure facilities range from parks and woodland trails to Green Bank Leisure Centre, a ski slope, and Sharpe's Pottery Museum. The area also benefits from bus links, cycle routes, and gigabit broadband, with the nearest train station at Burton-on-Trent about four miles away.

Maintenance Charge paid quarterly approx. £95





EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

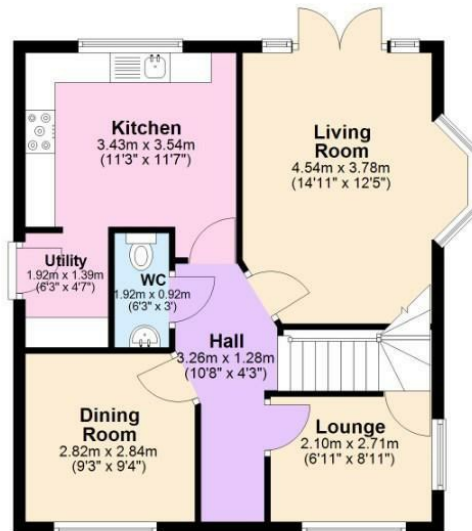
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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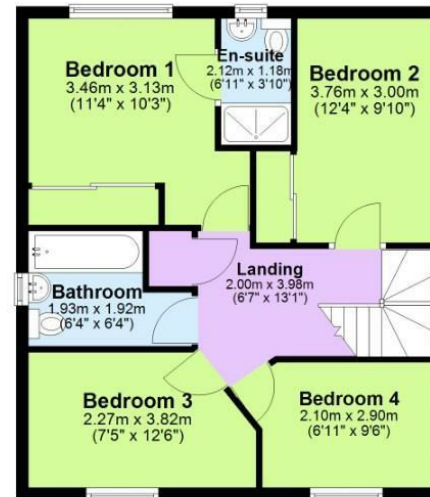
#### Ground Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



#### First Floor

Approx. 53.5 sq. metres (576.4 sq. feet)



Total area: approx. 122.0 sq. metres (1313.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.