

# SUPERIOR HOMES

# ROYSTON & LUND



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# The Old White Lion, 2

| DE11 9ES

Guide Price £485,000

Royston and Lund are delighted to bring to the market this striking four-bedroom detached home carries with it a touch of local history, having once been the much-loved Old White Lion Pub. Thoughtfully converted, the property retains its character and charm, blending tasteful period features with modern comforts throughout.

Inside, the home offers generous and versatile living space. The main living room is a warm and inviting retreat with French doors opening to the garden and a log burner at its heart. A second lounge showcases painted overhead beams and a decorative fireplace, connecting seamlessly to the dining room, which also benefits from overhead beams alongside its own fireplace.

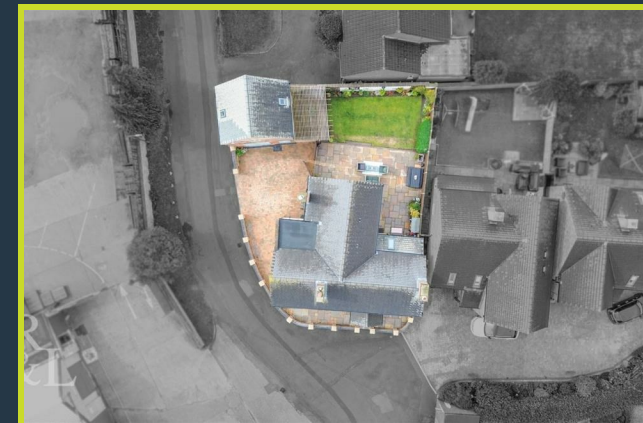
The kitchen combines style with practicality, boasting an integrated dishwasher and fridge-freezer, complemented by the continuation of the characterful beams. A spacious utility room and adjoining WC add everyday convenience, while a cellar provides valuable storage space.

An open hallway leads you upstairs to four well-appointed bedrooms. The principal bedroom benefits from its own en-suite, while the remaining rooms echo the property's heritage with decorative fireplaces and charming details. The family bathroom is generously sized, offering both a bath and a separate shower, along with a heated towel rail. Decorative wall timbers enhance the character on the landing.

The converted garage offers an excellent additional feature, with a dedicated gym space on the first floor.

Outside, the rear garden enjoys a mix of lawn and patio areas, complete with a pergola for relaxing or entertaining. Adding to the home's heritage, the original Old White Lion pub sign remains proudly displayed on the garden wall. To the front, a paved boundary sets the property back handsomely from the street.





- Guide Price £485,000
- Four Bedroom Detached
- Multiple Reception Rooms
- Dining Room
- Integrated Kitchen with Rangemaster Cooker
- Converted Garage with First Floor Gym
- Cellar
- Utility/ Ground Floor WC
- Principal Bedroom with En-suite
- Freehold/ Council Tax Band - E / EPC Rating - C





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This property enjoys a convenient location close to everyday amenities. Local schools, shops, and healthcare are all within easy reach, with Swadlincote town centre just over a mile away and Queen's Hospital in Burton around five miles distant.



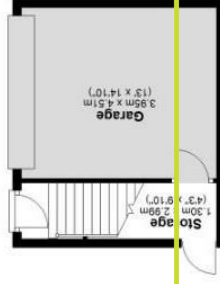
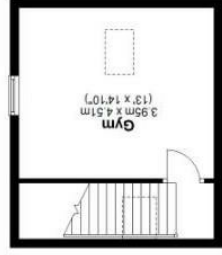
Excellent transport links include nearby bus services, quick access to the A444, and Burton-on-Trent railway station about four miles away. Surrounded by the National Forest, residents also benefit from easy access to scenic walks, Conkers, and other leisure attractions, while the village itself retains historic charm with the remains of the medieval Castle Knob.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	79		82

## EPC



Total area: approx. 243.0 sq. metres (2615 sq. feet)

