

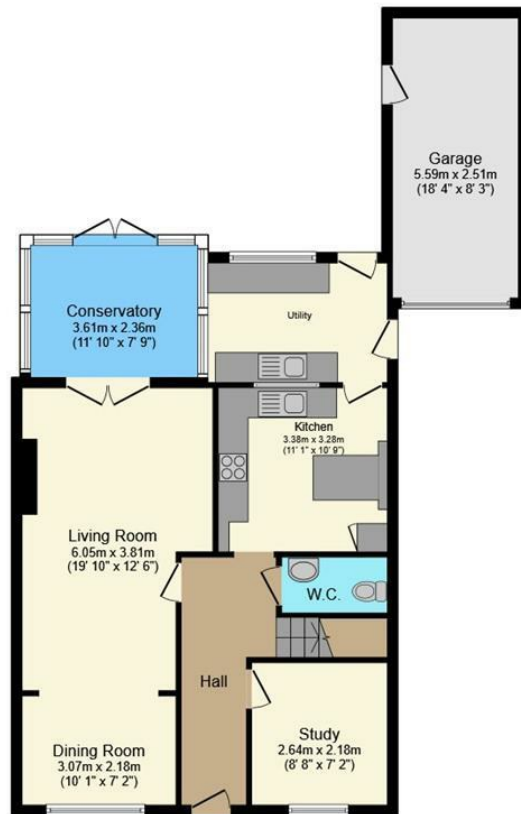
Peter Clarke



103 Golf Lane, Whitnash, Leamington Spa, CV31 2QB



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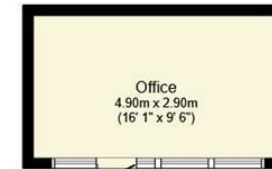
## Ground Floor

Floor area 93.7 sq.m. (1,009 sq.ft.)



## First Floor

Floor area 44.1 sq.m. (474 sq.ft.)



## Outbuilding

Floor area 14.0 sq.m. (150 sq.ft.)

Total floor area: 151.7 sq.m. (1,633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- Detached family home
- Fantastic location
- Three double bedrooms
- Modern family bathroom
- Recently refitted kitchen/breakfast room and utility
- Living Room and dining room
- Garden room
- Guest WC
- Driveway and Garage
- Timber cabin and gardens to front and rear



Price Guide £500,000

\*\*\* For Sale with No Onward Chain\*\*\*

This beautifully presented, incredibly spacious, largely extended and recently re-roofed three double bedroom detached home is situated on the ever popular Golf Lane in Whitnash. Benefiting from driveway parking for 3+ cars and a single garage and having well proportioned internal accommodation briefly comprising large entrance hall, guest WC, home office which could be used as a bedroom, living room, dining room, garden room, kitchen/breakfast room and utility, three first floor double bedrooms and a family bathroom. With beautifully maintained gardens to both front and rear elevations, the rear of which also benefits from an oversized timber cabin providing the ideal space for a home office.

Internal viewing is highly recommended to appreciate the size, quality and position that this family home occupies, and the property is available with no forward chain.

#### APPROACH

accessed from Golf Lane via a printed concrete driveway and path leading up to canopy porch and double glazed composite front door, which opens in to:

#### ENTRANCE HALL

having stairs rising to first floor landing and giving way to living room, kitchen/breakfast room and study, as well as the guest WC, this spacious entrance hall is a welcoming approach into the home.

#### STUDY

This adaptable reception room benefits from a useful understairs storage cupboard and has a large double glazed window to the front elevation. Currently being utilised as a music room.

#### GUEST WC

A well proportioned and modern guest WC featuring a white suite with low level toilet and vanity unit mounted wash hand basin with undercounter storage. Benefiting from a range of built in storage cloaks cupboard and overhead cupboards with high level and obscured double glazed window to the side elevation.

#### MODERN KITCHEN/BREAKFAST ROOM

This beautifully appointed and recently installed kitchen/breakfast room comprises a range of contemporary style shaker wall and base mounted units with solid quartz work surfaces over having a one and one half bowl inset sink and drainer with chrome monobloc tap, four ring countertop mounted gas hob with brushed stainless steel and glass overhead extractor, fan assisted oven and low level undercounter fridge. In addition, the kitchen also benefits

from a useful breakfast bar and central island and has double glazed windows to both side and rear elevations with a timber and glazed door opening into the adjoining utility.

#### UTILITY

This well proportioned utility area has space and plumbing for both washing machine and tumble dryer, but also benefits from a range of wall and base mounted units with countertop mounted sink and drainer with chrome taps, and has additional space for a large upright fridge freezer. Having rear facing double glazed window, obscured double glazed rear access door leading onto the decked rear dining terrace and further side facing door leading out on to the driveway.

#### LIVING ROOM

This generous main reception room has a centrally mounted feature fireplace with recently installed gas living flame effect fire, which is both remote controlled and downlit. The living room features side facing double glazed window and has timber and glazed bi-fold doors opening in to the garden room and a square archway leading through in to the extended dining space.

#### DINING AREA

accessed directly from the living room, this useful and well sized dining room has a large double glazed window to the front elevation looking out over the beautifully maintained foregarden and provides ample space for formal dining for 6+ guests.

#### GARDEN ROOM

accessed also from the living room, this generous garden room is currently being utilised as a play space and has

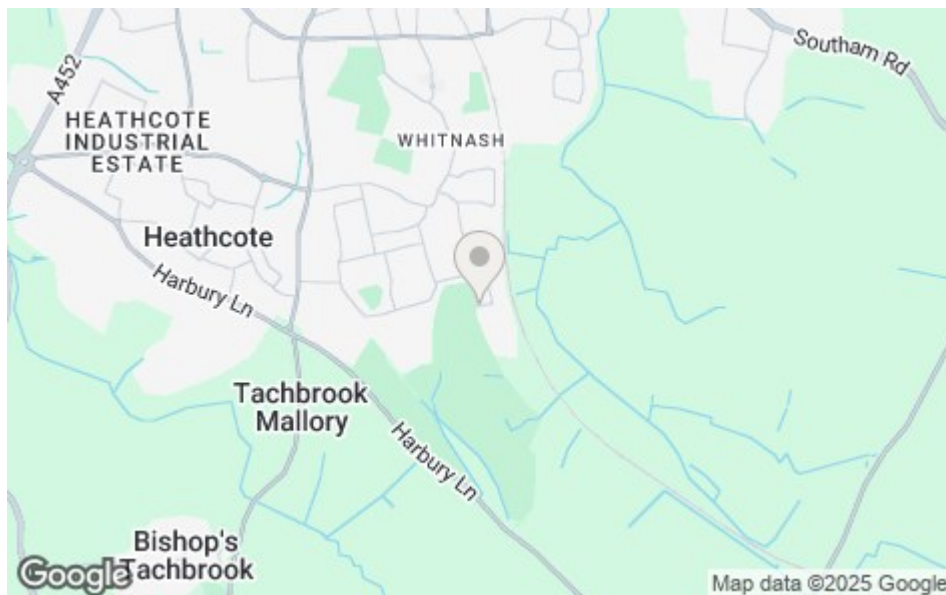












obscured double glazed panels to the side elevation with rear facing double glazed windows and french doors giving views and direct access on to the decked rear dining terrace.

#### FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all three bedrooms and the family bathroom, as well as benefiting from a side facing double glazed window, loft access hatch leading to loft storage area and oversized airing cupboard.

#### BEDROOM ONE

A large double bedroom currently housing a king size bed and featuring a range of integrated bedroom furniture including bedside tables, overhead storage cupboards and four door built in wardrobe with dual sided display shelving. In addition, this fantastic principal bedroom also has a large double glazed and rear facing window overlooking the lawned rear garden.

#### RECENTLY RE-FITTED FAMILY BATHROOM

Beautifully appointed and recently re-fitted family bathroom comprises a three piece white suite with low level WC, enclosed cistern and dual flush, vanity unit mounted wash hand basin with chrome monobloc tap and oversized panelled bath with chrome monobloc tap and mains fed dual headed shower over. Having obscured double glazed window to the front elevation and ceramic tiling to all splashbacks.

#### BEDROOM TWO

Another well proportioned double bedroom, again housing a king size bed, with front facing double glazed window.

#### BEDROOM THREE

currently being utilised as a single and nursery, but could easily accommodate a double bed and has a large rear facing double glazed window overlooking the lawned rear garden.

#### OUTSIDE TO FRONT

situated behind a mature and well maintained hedgerow is the lovely lawned foregarden, whilst alongside this is a large printed concrete driveway enabling off road parking for 3+ vehicles. This leads up to the attached single garage.

#### SINGLE GARAGE

benefiting from both power and lighting with an electrically operated roller shutter up and over door and pedestrian side access from the rear garden.



## REAR GARDEN

This beautifully maintained and well proportioned lawned rear garden is accessible directly from the garden room and utility and is fence enclosed on all sides. Featuring a large decked rear dining terrace, gravel footpath and useful storage area located to the rear of the timber cabin/home office.

## TIMBER CABIN/HOME OFFICE

This incredibly versatile and spacious timber cabin has been most recently utilised as a music room, but could easily play host to a home office, playroom, garden/dining room or treatment room. Benefiting from both power and lighting and having a range of double glazed windows looking out on to the garden.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, drainage, electric are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

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