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Your Property - Our Business



103, Golf Lane, Whitnash, Leamington Spa



A well proportioned and extended, three double bedroomed detached family home, located on this well regarded road within the ever popular area of Whitnash. NO CHAIN

Briefly Comprising;

Enlarged entrance hallway, attractively refitted living/dining room, garden room/conservatory, breakfast kitchen with granite worktops, utility/office, ground floor cloakroom, snug/study. Three first floor double bedrooms, master with fitted wardrobes, attractively refitted white bathroom. Large driveway, Garage. Front garden, lawned rear garden with shed and useful timber garden studio/out building. Upvc double glazing. Gas radiator heating.

The Property

Is approached via a good sized driveway, providing plenty of off road parking, with canopy porch to composite obscure double glazed leaded and stained entrance door to...

Entrance Hallway

With radiator, refitted doors to ground floor accommodation, staircase rising to first floor landing, door to ground floor WC.

Ground Floor WC

Fitted with a white low level WC, wash hand basin set into vanity unit, concertina doors to hanging spaces for

cloaks/storage with high level cupboards over, upvc obscure double glazed window to side elevation, laminate flooring, radiator.

Living/Dining Room

Being open plan and yet forming distinctive areas.

Living Area

10'3" x 19'11" (3.12m x 6.07m)

With feature fireplace surround, with gas fire with remote control, bi-fold doors leading the Garden Room/Conservatory, coved cornice, double radiator, upvc double glazed side window, broad square opening to...





Dining Area

10'1" x 7'2" (3.07m x 2.18m)

With upvc double glazed window to front elevation, double radiator, coved cornicing, laminate flooring.

Garden Room/Conservatory

12' x 7'10" (3.66m x 2.39m)

With upvc double glazed French doors to garden, with half windows to side, covered solid roof.

Study/Snug

8'9" x 7'3" (2.67m x 2.21m)

With upvc double glazed window to front elevation, double radiator, louvred doors to understairs storage and book shelving to one wall.

Kitchen

Attractively refitted with a range of light green wall and base units, with contrasting granite working surface over, with matching upstands, underslung Blanco one and a half bowl sink unit with mixer tap over, inset four point gas hob with Zanussi oven below and stainless and glazed filter hood over, concealed refrigerator, upvc double glazed windows to rear and side elevations, double radiator, breakfast bar return, door to cupboard housing Vaillant boiler, glazed door leading to...



Utility/Potential Office

11'6" x 7'2" (3.51m x 2.18m)

With twin stainless single sink unit with storage below, space and plumbing for washing machine, space for tall free standing fridge freezer, further run of working surface with space for tumble dryer and desk unit, upvc double glazed window to rear elevation, radiator, obscure upvc double glazed door to rear garden, further obscure upvc double glazed door to side side to driveway.

First Floor Landing

With radiator, upvc double glazed windows to side elevations, hatch to roof space with loft ladder and light, door to shelved linen cupboard with radiator.





Bedroom One (Rear)

12'11" inc fitted w'robes x 10' (3.94m inc fitted w'robes x 3.05m)

With upvc double glazed window to rear elevation, range of mirror fronted wardrobes and a variety of hanging, shelving and drawer units, storage over bed position and radiator.

Bedroom Two (Rear)

10'10" x 10' (3.30m x 3.05m)

With upvc double glazed window to rear elevation, radiator.

Bedroom Three (Front)

9'9" x 9'8" (2.97m x 2.95m)

With upvc double glazed window to front elevation, radiator.

Bathroom

Attractively refitted with a white suite to comprise; wash hand basin with mono-mixer set into vanity cupboard, with low level WC with concealed cistern to side, bath with rainwater style shower head and additional hand held shower attachment over, full splashback tiling with decorative border tile, radiator, downlighter points to ceiling, upvc double glazed window to front elevation.

Outside (Front)

The garden is principally laid to lawn with hedging to the front and well stocked herbaceous borders. Driveway leading to the Garage and Front Entrance Door.

Garage

8'5" x 18'4" (2.57m x 5.59m)

Situated to the side of the property, with electric roller door to front, power and light as fitted and part glazed personal door to side.

Outside (Rear)

Principally laid to lawn with a broad timber deck across the rear of the property. Surrounding in the main by timber fencing, small timber garden shed.



[Timber Studio/Outbuilding](#)

9'6" x 16'1" (2.90m x 4.90m)

With double glazed French doors with matching windows to side, power and light as fitted, providing a useful additional space.

[Mobile Phone Coverage](#)

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

[Rights of Way & Covenants](#)

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 the same whether mentioned herein or not.

[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Council Tax](#)

Council Tax Band E.

[Location](#)

CV31 2QB

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

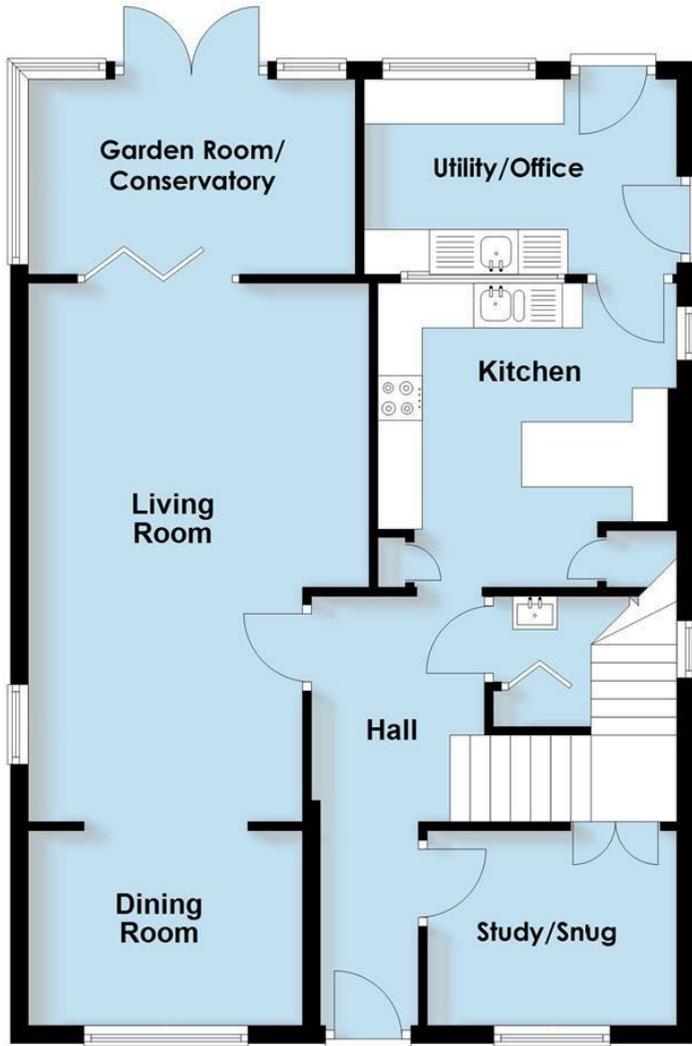
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		68	74
		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

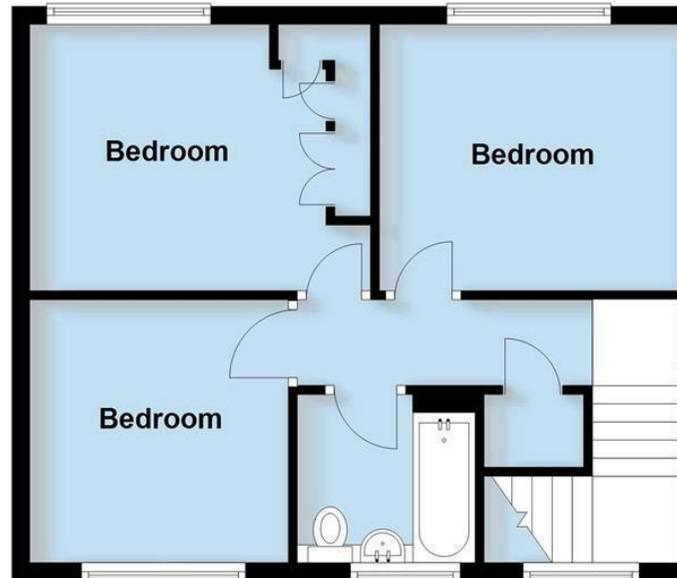
Ground Floor

Approx. 77.4 sq. metres (832.8 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 121.4 sq. metres (1306.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact