



## Dobson Lane

WHITNASH, LEAMINGTON SPA, CV31 2SP

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**This modern semi detached home is situated in a popular location and is close to schools, parks, local amenities, a few mins drive from Leamington Spa Town Centre and is conveniently located for the M40 motorway network, train station and all major transport links.**

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**Property at a glance**

Semi detached

Two bedrooms

Family bathroom

Living room

Kitchen / dining area

Parking for one car

Single garage

Enclosed West facing rear garden

Close to local amenities, schools, parks etc.

EPC Rating – C





In brief on the ground floor the property comprises of; entrance hallway, living room with under stairs cupboard, kitchen / dining area and conservatory.

Upstairs you have two large double bedrooms, the master benefitting from built in wardrobes and a re fitted white family bathroom.

Further benefits include a very well presented West facing rear garden which is mainly laid to lawn with patio area. Well established shrubs, borders and trees give a lovely feel to the garden and there is also a single garage to the side of the property with a driveway for one car to the front.



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## The Seller's View

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“This house suits me perfectly, it has been my home since 2016.

I love the light, airy rooms, the quiet location and the South West facing garden giving the house another room outside.

The sunroom is amazing and the best place to enjoy the garden, warming the whole downstairs when the sun is out.”



“My favourite room – The conservatory / sun room”

**Services**

Main water, gas and electric

**Tenure**

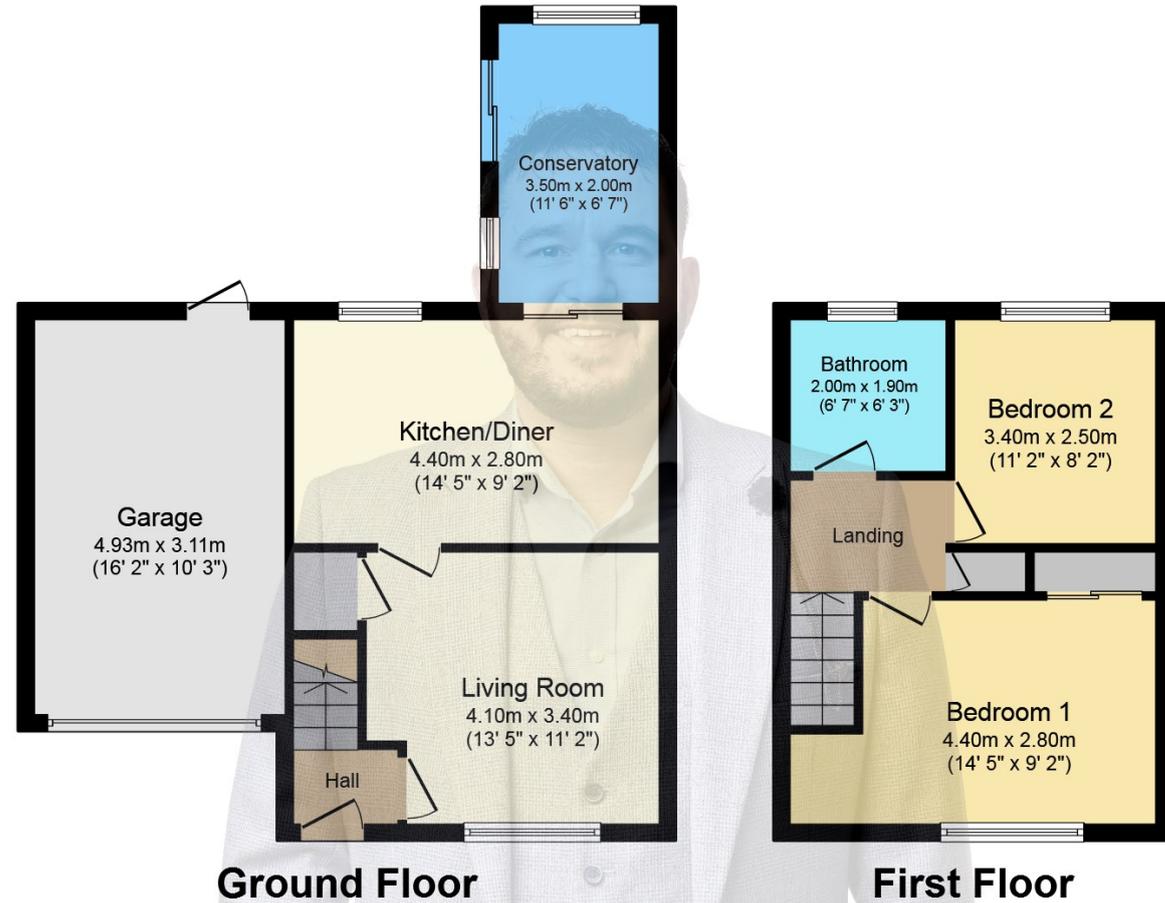
Freehold.

**Local Authority & Tax Band**

Wafwickshire District Council & Tax band - C

**Viewing Arrangements**

Viewing strictly by appointment with agent  
Nathaniel Cleaver - 07793 363210  
nathaniel@thepropertyexperts.co.uk



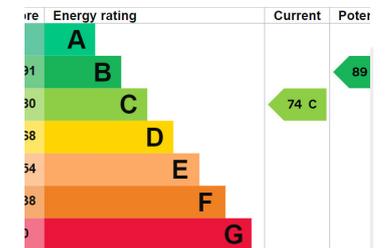
Total floor area 80.4 m<sup>2</sup> (866 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Amenities/Distances**

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



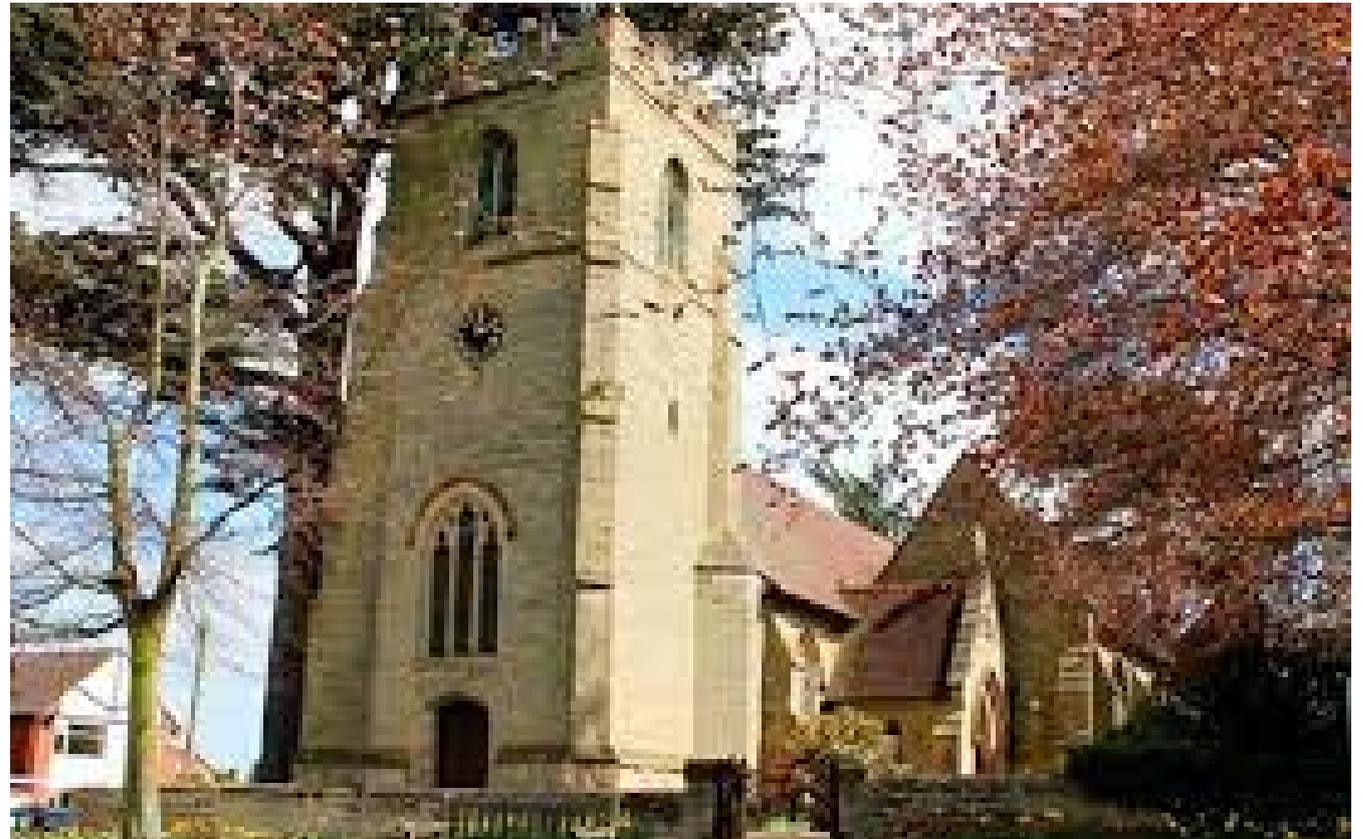
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# About the **Area**

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## **Whitnash**

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England.



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## **Leamington Spa**

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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# Nathaniel Cleaver

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📞 07793 363210

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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