



* SEMI-DETACHED BUNGALOW * NO ONWARDS CHAIN * ENTRANCE HALL * LARGE REAR ASPECT LIVING / DINING ROOM * KITCHEN * THREE BEDROOMS * RECENTLY RE-FITTED BATHROOM * GOOD SIZE, LOW MAINTENANCE REAR GARDEN * DETACHED GARAGE * BRICK BUILT STORAGE * OFF ROAD PARKING FOR SEVERAL VEHICLES * VIEWING RECOMMENDED *

Bradshaws are delighted to offer for sale, with no onwards chain, this semi-detached bungalow which offers spacious and versatile accommodation. The property is within easy walking distance of highly regarded schools, the railway station providing access to London St Pancras, junction 12 of the M1, local shops and other amenities within this sought after village. Bradshaws strongly recommend an internal viewing.

Entrance Porch

Double glazed door to the front aspect. Double glazed window to the front aspect.

Entrance Hall

Double glazed door to the porch. Radiator. Fitted carpet. Cupboard housing meters. Storage cupboard. Hatch to loft with ladder providing access to combi boiler.

Living / Dining Room

19'11" x 12'11" (6.08m x 3.96m)

Double glazed patio doors to the rear aspect. Radiator. Fitted carpet.



Dining Area



Kitchen

9'10" x 8'11" (3.01m x 2.74m)

Fitted with a range of wall, drawer and base level units with work worksurface over incorporating single bowl and drainer sink unit. Freestanding gas cooker with hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge / freezer. Tiled walls. Radiator. Vinyl flooring. Double glazed window to the rear aspect.



Bedroom One

11'5" plus wardrobe x 8'7" plus wardrobes (3.5m plus wardrobe x 2.62m plus wardrobes)

Double glazed window to the front aspect. Range of fitted wardrobes and drawers to two walls. Radiator. Fitted carpet.



Bedroom Two

10'0" x 9'11" (3.05m x 3.03m)

Double glazed window to the side aspect. Radiator. Fitted carpet.



Bedroom Three

9'1" x 9'0" (2.77m x 2.75m)

Double glazed window to the front aspect. Radiator. Fitted carpet.



Bathroom

6'4" x 5'6" (1.95m x 1.70m)

Fitted to comprise close couple w/c, vanity unit with inset wash hand basin and panelled bath with rainforest shower head and separate hand held shower attachment over. Heated towel rail. Obscure double glazed window to the side aspect.



To The Front

The front of the property is laid to lawn with a driveway providing off road parking for several vehicles leading to the garage.

Detached Garage

With up and over door. Power and light.

Rear Garden

Good size, low maintenance rear garden laid mainly to block paved patio with flower, shrub and bush borders. Gated pedestrian access. Brick built storage with power and light.



Rear of Property



Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Viewing

By appointment through Bradshaws.

Note

Services and appliances have not been tested.

26 Lincoln Way

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft
 Outbuilding = 21.5 sq m / 231 sq ft
 Total = 102.1 sq m / 1098 sq ft

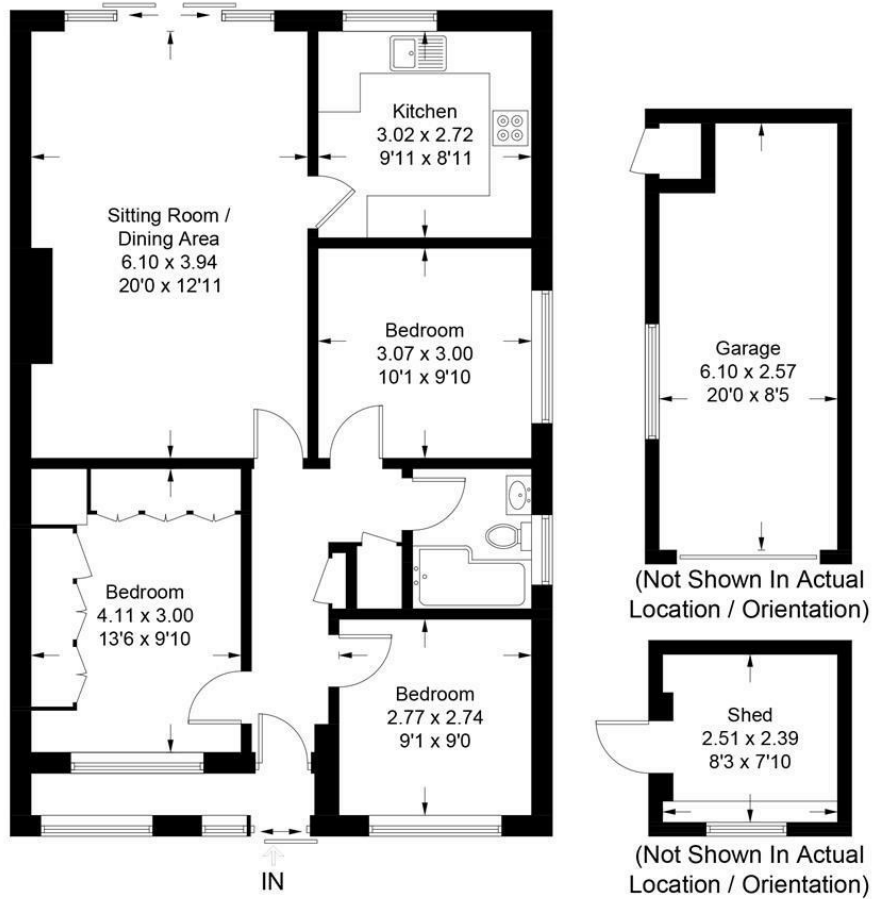


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037179)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	