



Nestled in the charming area of Harlington, this delightful flat on Lincoln Way offers a perfect blend of comfort and convenience. , this property is ideal for individuals or a couple seeking a peaceful retreat. The flat features a good size lounge area, two well-proportioned bedrooms and a family bathroom

Harlington is known for its friendly community and being just a 5 minute walk to the train station, giving easy access into London and links to the M1 and A6, its a real gem.

The property is available from Early August, Subject to satisfactory referencing.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

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ENTRANCE

Accessed via the rear of the parade of shops. Stairs leading up to the entrance door.

ENTRANCE LOBBY & LANDING

Fitted carpet to lobby area and stairs rising to the landing area which is laid to laminate wood flooring and provides onward access to all accommodation.

LIVING ROOM

Double glazed window to the front aspect. Wood laminate flooring. Radiator. TV point.

KITCHEN / BREAKFAST ROOM

A spacious room fitted to comprise a range of wall, drawer and base level units with worksurfaces over. Single drainer sink unit. Large larder style cupboard. Double glazed window to the rear aspect. Wood laminate flooring. Radiator. Free standing cooker. Washing machine as fitted.

BEDROOM ONE

Double glazed window to the front aspect. Fitted wardrobes and drawers. Fitted carpet. Radiator.

BEDROOM TWO

Double glazed window to the rear aspect. Fitted wardrobes and drawers. Fitted carpet. Radiator. Large storage cupboard.

BATHROOM

Fitted to comprise a close coupled w/c. Pedestal wash hand basin. Panelled bath with shower over. Part tiled walls and floor.

REFERENCING

All tenancies are subject to satisfactory referencing.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot 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. 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.)

GAS BILLS INCLUDED

During the term of the tenancy gas bills will be included (Subject to reasonable usage).

