



Set within the exclusive and quietly regarded enclave of Fulbourne Close, this beautifully enhanced detached residence offers a refined take on modern family living.

Extending to approximately 1,463 sq ft, the home has been thoughtfully upgraded to deliver a high-specification interior that balances elegance with everyday practicality. Light-filled reception spaces provide the perfect setting for both relaxed family time and effortless entertaining, while the overall finish creates a sense of cohesion and understated luxury throughout.

Positioned within a select development known for its privacy and community feel, this is a home designed for those who value space, quality and a considered lifestyle. Whether enjoying peaceful evenings in, hosting friends and family, or simply appreciating the comfort of well-proportioned living, this property offers an enviable setting to put down long-term roots.

A home of this calibre, in such a discreet and desirable location, represents a rare opportunity.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

Tel: 03301070255 | [info@bradshawsestateagents.co.uk](mailto:info@bradshawsestateagents.co.uk) | [bradshawsestateagents.co.uk](http://bradshawsestateagents.co.uk)

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying family time. The rear aspect kitchen and dining room is a highlight of the home, providing a bright and inviting space for culinary creations and shared meals. Additionally, a utility room and cloakroom enhance the practicality of the layout.



The property features four well-proportioned bedrooms, including an en-suite shower room that adds a touch of elegance to the master suite. The luxurious family bathroom is impressive, and designed to offer a relaxing retreat.

### Entrance Hall

Providing access to all ground floor accommodation with a double glazed hardwood door and double glazed window to the front aspect. Timber effect flooring. Radiator. Under stairs storage cupboard. Stairs rising to the first floor. Dado rail.

### Cloakroom

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin with vanity unit under. Radiator. Timber effect flooring. Extractor.

### Kitchen Area

Fitted to comprise a range of wall, drawer, base and larder units. Marble work surfaces. 1 and 1/2 drainer sink unit. Integrated appliances to include; eye level oven and grill, gas hob, dishwasher, fridge and freezer. Double glazed window to the rear aspect.



### Utility Room

Fitted to comprise a cupboard housing the wall mounted boiler. Marble work surface with space and plumbing for a washing machine, space for a tumble dryer. Timber effect flooring. Feature vertical radiator. Double glazed window to the rear and side aspects. Door leading to the rear garden. Door to the garage.



### Sitting Room

A spacious living space with a feature box bay window area with a double glazed window to the front aspect. Feature fire place with brick surround and hearth and a gas fire. Two radiators. Timber effect flooring. Tv point. French doors leading to:

### Landing

Providing access to all first floor accommodation with fitted carpet and a hatch to the roof space.



### Principal Bedroom

A spacious rear aspect room with a double glazed window to the rear aspect. Fitted wardrobes. Radiator. Fitted carpet. Tv point.



### Kitchen / Dining Room

A large rear aspect space which provides the perfect space for the family to relax, entertain and enjoy. Sliding patio doors to the rear garden. Feature vertical radiator. Timber effect flooring. Inset spot lights.

### Ensuite Shower Room

Tastefully fitted to comprise a w/c. Wash hand basin set into a vanity unit. Shower enclosure with shower over. Part tiled walls. Heated towel rail. Double glazed window to the side aspect. Inset spot lights to the ceiling.



### Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet. Large built in wardrobe.



### Family Bathroom

A luxurious bathroom that has been tastefully fitted to comprise a w/c with concealed cistern. Wash hand basin set into a vanity unit. Roll top bath. Shower enclosure with shower over. Heated towel rail. Under floor heating. Inset spot lights to the ceiling. Double glazed window to the front aspect.



### Bedroom Three

Double glazed window to the rear aspect. Radiator. Wood laminate flooring.



### To the Front

Driveway providing off road parking for two cars and onward access to the garage. The remainder being laid to lawn with a pathway leading to the front door.



### Bedroom Four

Double glazed window to the front aspect. Radiator. Wood laminate flooring. Storage cupboard.



### Garage

An integral garage with up and over door. Light and power. Pressurised hot water tank. Door on the utility.

### Rear Garden

An enclosed rear garden with a decking area adjacent to the rear of the property with the remainder being laid to lawn, boundary fencing. Garden shed.



## Viewing

All viewings are strictly by appointment through Bradshaws.

## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area = 135.91 sq m / 1463 sq ft

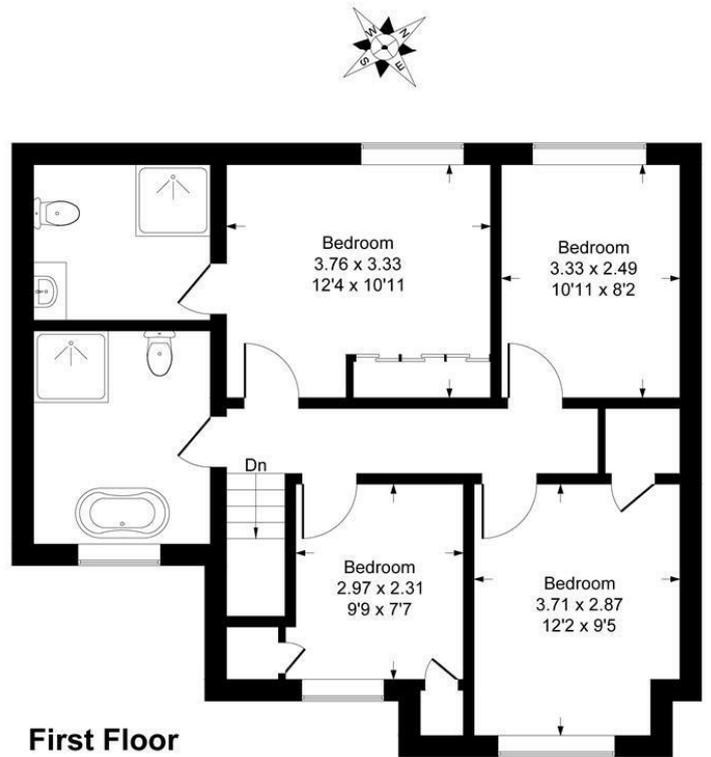
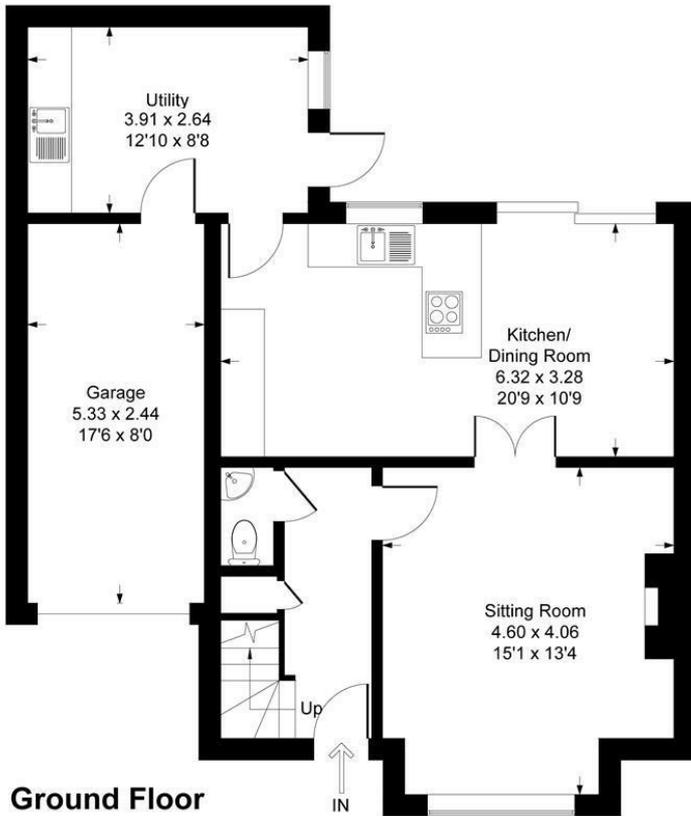


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: D  
EPC Rating: D