Bradshaws
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Lincoln Way, Harlington, Beds, LU5 6NQ
£1,695 Per Month









Bradshaws are delighted to offer to let this extended semi-detached family home, ideally situated in the popular village of Harlington.

Conveniently located within walking distance of local shops, amenities and the mainline railway station, this attractive home offers spacious and versatile accommodation, making it an ideal choice for families. The property is also within easy walking distance of both Harlington Lower School and Harlington Upper School.

Further benefits include a newly landscaped rear garden and a newly fitted family bathroom.

Available from mid to late October, subject to satisfactory referencing.

An internal viewing is strongly recommended to fully appreciate the generous accommodation, excellent location and family-friendly surroundings this property has to offer.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA
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The property benefits from a spacious extended lounge/dining room, kitchen/breakfast room and a large side hall/utility area, providing excellent additional ground floor accommodation.

To the first floor are three well-proportioned double bedrooms and a family bathroom.

Entrance Hall

Providing access to all ground floor accommodation. Double glazed door to the front aspect. Radiator with decorative cover over. Engineered wood flooring. Return staircase rising to the first floor. Central heating thermostat.

Lounge / Dining Room

A large extended room with double glazed window to the front aspect and shutters as fitted. Double glazed sliding patio doors leading to the rear garden. Engineered wood flooring. Radiator. TV point. Coved ceiling.





Lounge Area

View of the Lounge Area

Dining Area

View of the Lounge Area and Dining Area



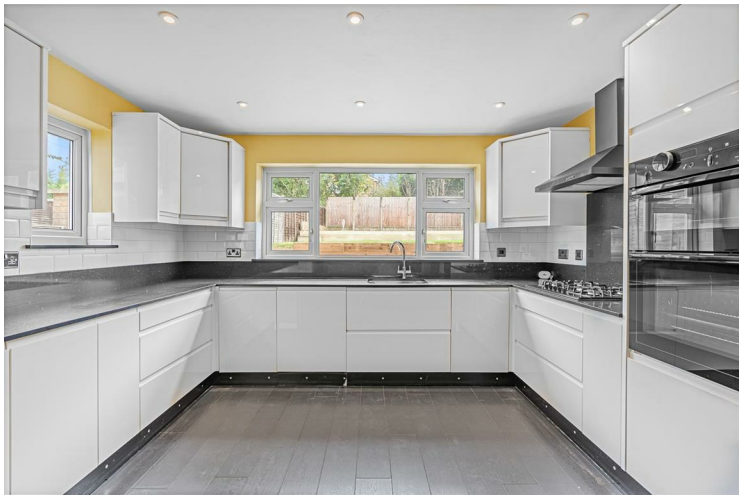
Kitchen / Breakfast Room

Providing the perfect space for the family to relax, entertain and enjoy.



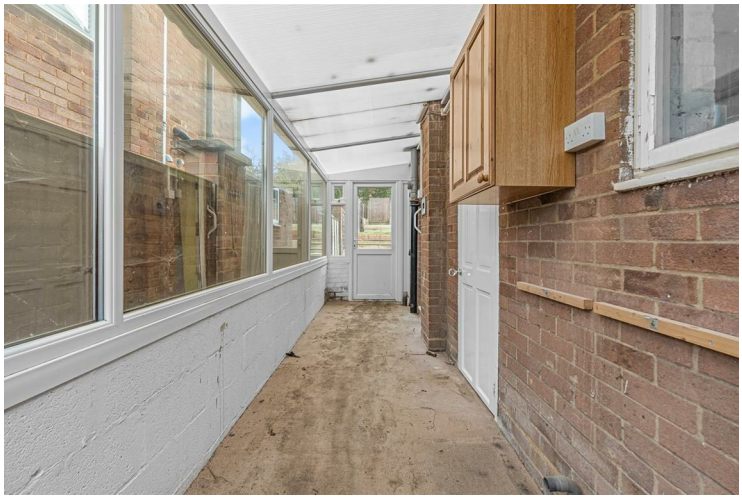
Kitchen Area

Tastefully fitted to comprise a range of eye, drawer and base level units with work-surface over incorporating a single bowl sink unit. Integrated oven / grill, gas hob, and dishwasher. Part tiled walls and fully tiled floor. Double glazed window to the rear aspect. Two radiators. Door leading to:



Side Hall / Utility

Of Brick, Upvc frame and double glazed sealed unit construction, this useful multifunctional space has plumbing for a washing machine and space for a tumble dryer. Double doors to the front and rear aspects. Door leading to:



Cloakroom
Low level w/c and tiled floor.



Landing
Providing access to all first floor accommodation. Double glazed window to the side aspect. Hatch to loft space. Fitted carpet.

Bedroom One
Double glazed window to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.



Bedroom Two
Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Fitted carpet.



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



Bathroom
Fitted to comprise a w/c with concealed cistern, wash hand basin set into a vanity unit. Bath with glass shower screen and shower over. Fully tiled walls and floor. Radiator. Obscure double glazed window to the rear aspect.





To The Front
Driveway providing off road parking for two vehicles and onward access to the garage. The remainder being laid to lawn.



Garage
With up and over door. Light and power.

Rear Garden
Large decking area adjacent to the rear of the property with the remainder being laid mostly to lawn. Boundary fencing. Shrub borders.



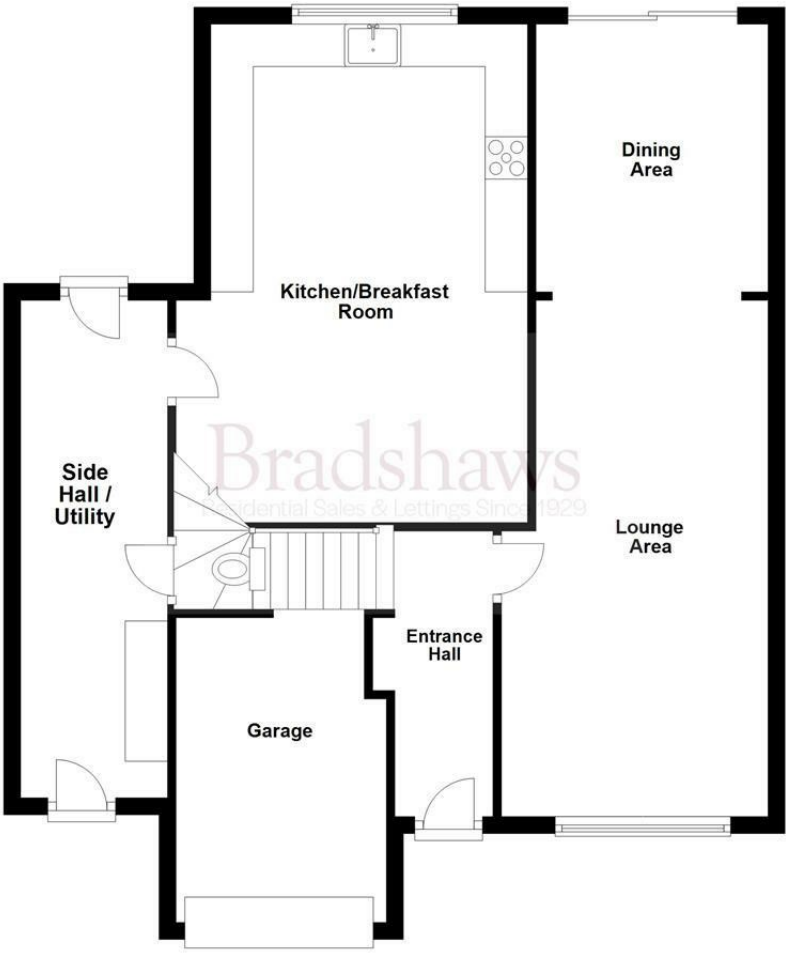


Viewing
By appointment through Bradshaws.

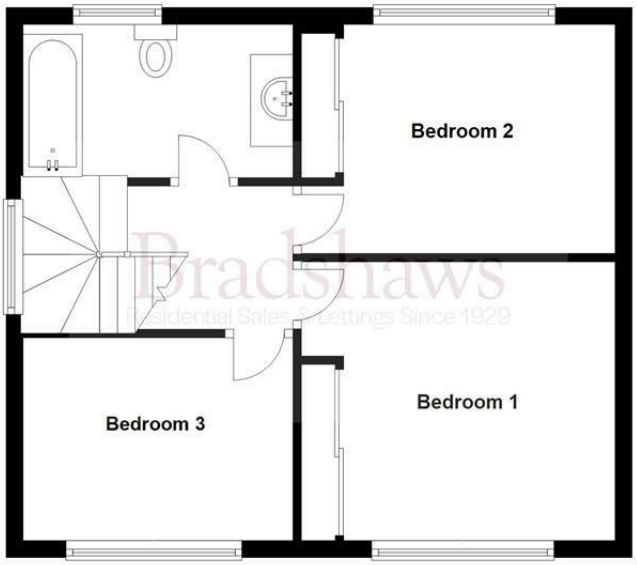
Referencing
All tenancies are subject to satisfactory referencing.

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.

Ground Floor



First Floor



Council Tax Band: D
EPC Rating: C

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