



# Lincoln Way

Harlington,  
Bedfordshire, LU5 6NQ

Offers Over **£400,000**

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properties



This semi detached bungalow offers well presented accommodation including a 19'6" living/dining room with patio doors to rear, fitted kitchen, three double bedrooms (the principal with a range of fitted storage) and modern family bathroom. The landscaped rear garden is set on three levels and enjoys a south-easterly aspect, whilst the driveway to front provides parking for numerous vehicles, leading to the garage. This desirable village offers a range of amenities including lower and upper schools, a parade of shops and mainline rail station with a direct service to St Pancras International. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via sliding double glazed entrance door with part double glazed side panel. Double glazed window to front aspect. Part opaque double glazed door to:

### ENTRANCE HALL

Built-in storage cupboard. Further cupboard housing gas meter and fuse box. Hatch to loft (housing gas fired boiler). Doors to all bedrooms, family bathroom and to:

### LIVING/DINING ROOM

Double glazed sliding patio doors to rear aspect with matching sidelights. Two radiators. Door to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Space for dishwasher, washing machine, fridge/freezer and cooker (with extractor above). Radiator.

### BEDROOM 1

Double glazed window to front aspect/entrance porch. A range of fitted furniture including wardrobes, storage cupboards and drawer units. Radiator.

### BEDROOM 2

Double glazed window to side aspect. Radiator.

### BEDROOM 3

Double glazed window to front aspect. Radiator.





## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and wall mounted shower unit with rainfall style showerhead over, close coupled WC and wash hand basin with mixer tap and storage cabinet beneath. Wall tiling. Heated towel rail. Extractor.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Outside lighting.

### REAR GARDEN

With south-easterly aspect, the landscaped rear garden is set over three tiers comprising a block paved patio immediately to the rear of the property with steps leading up to a raised area laid to paving with inset circular feature and shrub borders. Steps lead up to the top tier/vegetable plot with useful outbuilding/store with power, light, workbench and double glazed window.

### GARAGE

Metal up and over door. Opaque double glazed window to side aspect. Power and light. Incorporating store at rear with door to garden.

## OFF ROAD PARKING

Driveway providing off road parking for multiple vehicles and access to garage.

Current Council Tax Band: D.





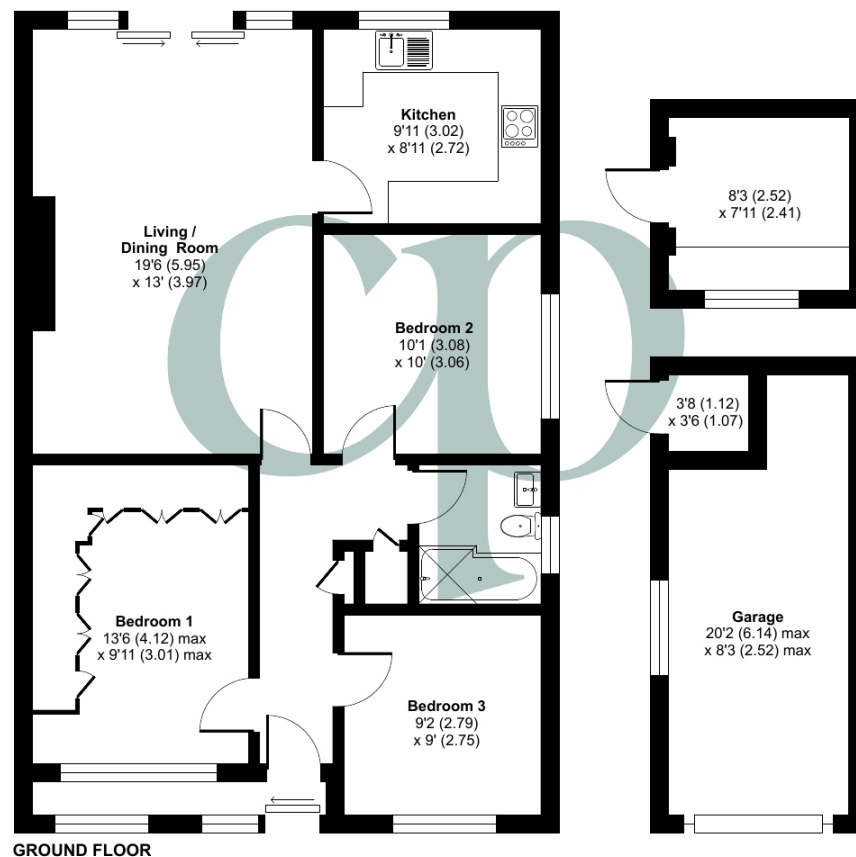
Approximate Area = 836 sq ft / 77.6 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuildings = 78 sq ft / 7.2 sq m

Total = 1061 sq ft / 98.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1342294

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## Viewing by appointment only

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