



35, Lincoln Way

Harlington,
Bedfordshire, LU5 6NG
£425,000

country
properties

The heart of this semi detached chalet-style home is undoubtedly the open plan kitchen/dining/family room, designed to accommodate both everyday living and entertaining, with bi-fold doors creating a seamless flow into the outside space. A separate living room is perfect for quiet evenings, and a ground floor cloakroom/WC adds practicality. Upstairs, there are three double bedrooms and a family bathroom. The enclosed rear garden is laid to lawn with paved and decked seating areas, whilst parking is provided via a garage and block paved driveway. Harlington offers the benefits of village life without compromising on everything you need for convenient everyday living - local schools, green spaces and commuter links are all within easy reach (0.5 miles to the rail station providing a direct service to St Pancras International, and 1.6 miles to M1-J12). EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and roof canopy over. Double glazed window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Recessed spotlighting to ceiling. Radiator. Open access to kitchen/dining/family room. Doors to living room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Radiator. Recessed spotlighting to ceiling. Extractor.

LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

KITCHEN/DINING/FAMILY ROOM

Double glazed window and triple bi-fold doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and induction hob with extractor over, extending to create a peninsula breakfast bar with further storage beneath. Built-in double oven. Integrated dishwasher. Space for washing machine. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft (housing gas fired combination boiler). Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.



BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Shaver socket. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn.

REAR GARDEN

Immediately to the rear of the property is a paved patio, with pathway extending alongside the garage to a raised decked seating area. Remainder mainly laid to lawn. Various shrubs. Cold water tap. Enclosed by timber fencing.

GARAGE

Metal up and over door. Power and light. Opaque double glazed window and courtesy door to side aspect, leading to rear garden.

OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

Council Tax Band: C.





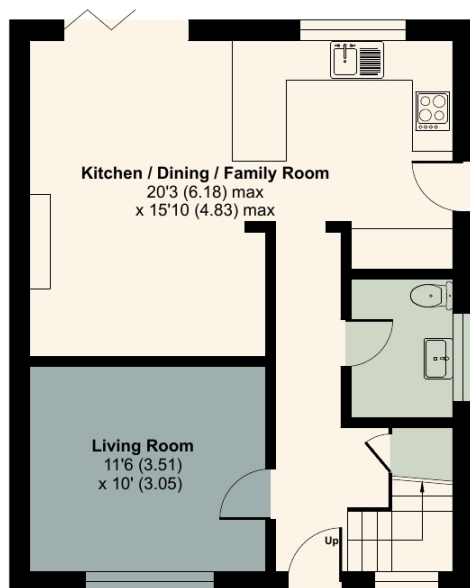
Approximate Area = 963 sq ft / 89.4 sq m (excludes void)

Garage = 174 sq ft / 16.1 sq m

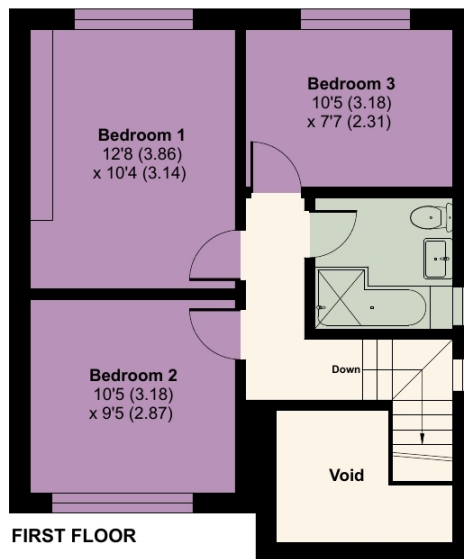
Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale

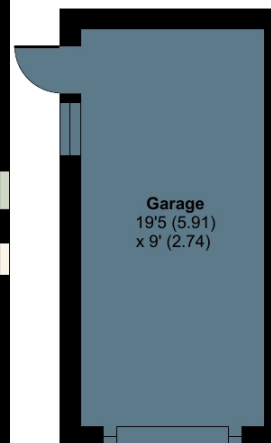
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	69	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1481295



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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