



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £425,000

Lincoln Way, Harlington, Bedfordshire, LU5 6NQ



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- NO UPPER CHAIN COMPLICATIONS
- THREE DOUBLE BEDROOMS
- EXTENDED TO THE FRONT & REAR
- SOUTH FACING REAR GARDEN
- 29FT LOUNGE/DINER
- FITTED KITCHEN & BATHROOM
- CAVITY WALL INSULATION

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this vastly extended three bedroom semi detached family home located in the popular village of Harlington with no upper chain complications.

Extended single story to the rear providing a larger lounge/diner, converted garage which now provides a study with an extension above increasing the size of the bedroom. An internal viewing is highly recommended to fully appreciate the space this property has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, fitted cloakroom, study room, fitted kitchen, 29ft lounge/diner with dual aspect & sliding patio doors opening to the rear garden, three double bedrooms & a family bathroom suite.

Further benefits include; Double glazed windows & doors, gas central heating, South facing rear garden with paved patio, generous size frontage with ample off road parking & cavity wall insulation.

Contact Mantons Estate Agents for more information or to arrange a viewing.

Lincoln Way is located in the the highly sought-after village of Harlington. Positioned within a short walk of an array of amenities including local shop with post office, café, hairdressers & public houses. Scenic walks over beautiful countryside & local bus service are all on the door step. Walking distance to Harlington Thames Link station and within 2 miles of junction 12 of the M1 motorway. Harlington Lower, Parkfields Middle & Harlington Upper are the school catchments.

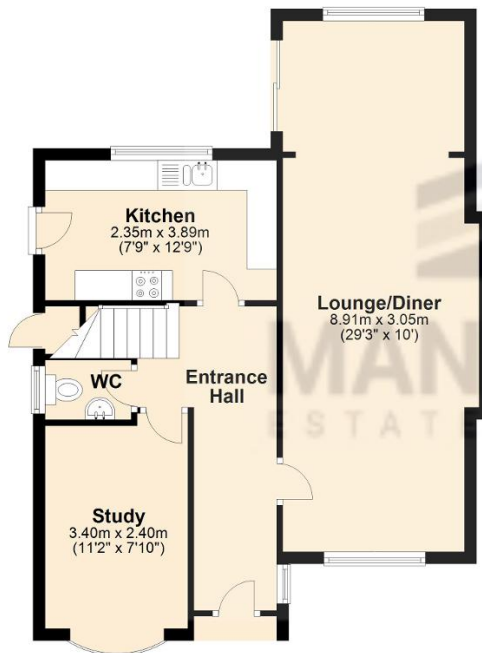
## Additional Information

EPC Rating - D. Council Tax Band - D. 1196 sqft (Approx).



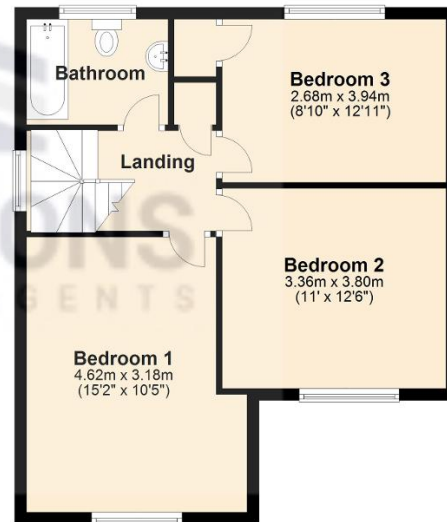
### Ground Floor

Approx. 59.5 sq. metres (639.9 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Total area: approx. 111.2 sq. metres (1196.6 sq. feet)