



Set in the charming area of Gooseberry Hill and adjacent to playing fields, this delightful end terrace home presents an excellent opportunity for families seeking a spacious and versatile home.

Set on a wrap-around corner garden plot, the property benefits from a good-sized outdoor area, perfect for children to play or for hosting summer barbecues. The garden provides a blank canvas for those with a green thumb, allowing you to create your own outdoor oasis.

Parking is a breeze with space for up to three vehicles, ensuring convenience for family and visitors alike. This home not only offers comfort and space but also presents vast potential for extension, allowing you to tailor the property to your specific needs and desires.

To summarize, this family home is a rare find, combining a prime location with the opportunity to personalise and expand. Whether you are looking to settle down or invest, this property is well worth a viewing.

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Spanning an impressive 1,160 square feet, the property boasts two generous reception rooms, including a large living room perfect for relaxation and a separate dining room ideal for entertaining guests.

The house features three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is conveniently located to serve all bedrooms. One of the standout features of this property is the integral garage, which offers the potential to be converted into additional living space, further enhancing the home's appeal.

Entrance Porch

Double glazed composite door to the side aspect. Double glazed window to the side. Tiled floor. Home alarm system control panel. Glazed hardwood door leading to:

Living Room

Double glazed window to the front aspect. Feature fire place with contemporary style gas fire. Radiator. Wood laminate flooring. Wall light points. Door leading to the kitchen. French doors leading to:



Dining Room

Double glazed window to the side aspect and double glazed door leading to the rear garden. Stairs rising to the first floor accommodation. Radiator. Wood laminate flooring.



Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit. Integrated eye level oven and gas hob with an extractor hood over. Space a plumbing for a washing machine. Part tiled walls and tiled floor. Double glazed window to the rear aspect. Radiator. Inset spot lights to the ceiling. Composite door leading to the garage.

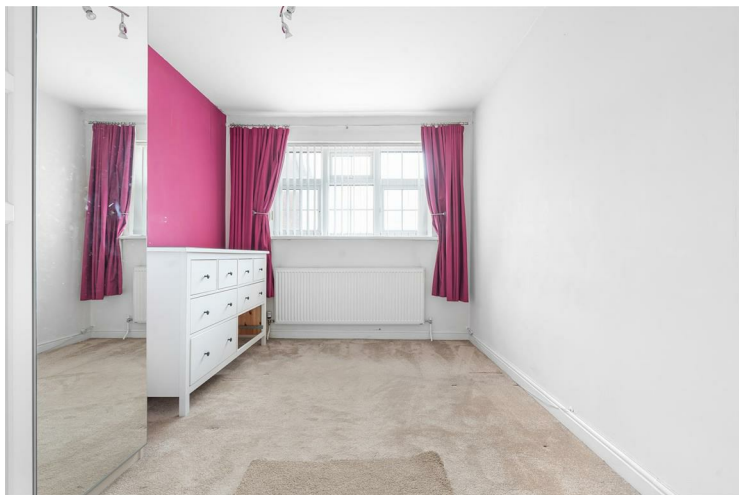


Landing

Providing access to all first floor accommodation with fitted carpet and a hatch to the loft space with pull down ladder. Radiator. Large storage cupboard. Double glazed window to the side aspect.

Bedroom One

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



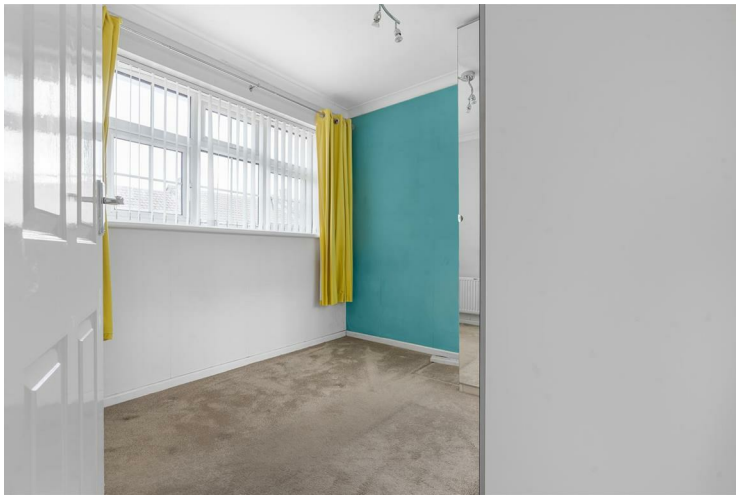
Bedroom Two

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



Bedroom Three

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



Bathroom

Fitted to comprise a w/c. Wash hand basin. Panelled bath and a shower enclosure. Fully tiled walls and floor. Radiator. Double glazed window to the rear aspect. Inset spot lights to the ceiling.



To the Front

Paved to provide ample off road parking and onward access to the garage. Privet hedge and wall to the boundaries.



Garage

An integral garage that provides vast potential to convert and extend the kitchen area. Currently fitted with an up and over door and a further door leading to the kitchen. Wall mounted boiler. Light and power. Gas meter. Electricity meter and consumer unit.

To the Rear and Side

A large wrap around garden with a patio area adjacent to the rear of the property and the remainder being laid to lawn. Mature shrubs and bushes. Brick retaining wall to the boundaries and boundary fencing. Gate leading to the driveway.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the

ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Gooseberry Hill, Luton, LU3 2JZ

Approximate Gross Internal Area = 107.7 sq m / 1160 sq ft

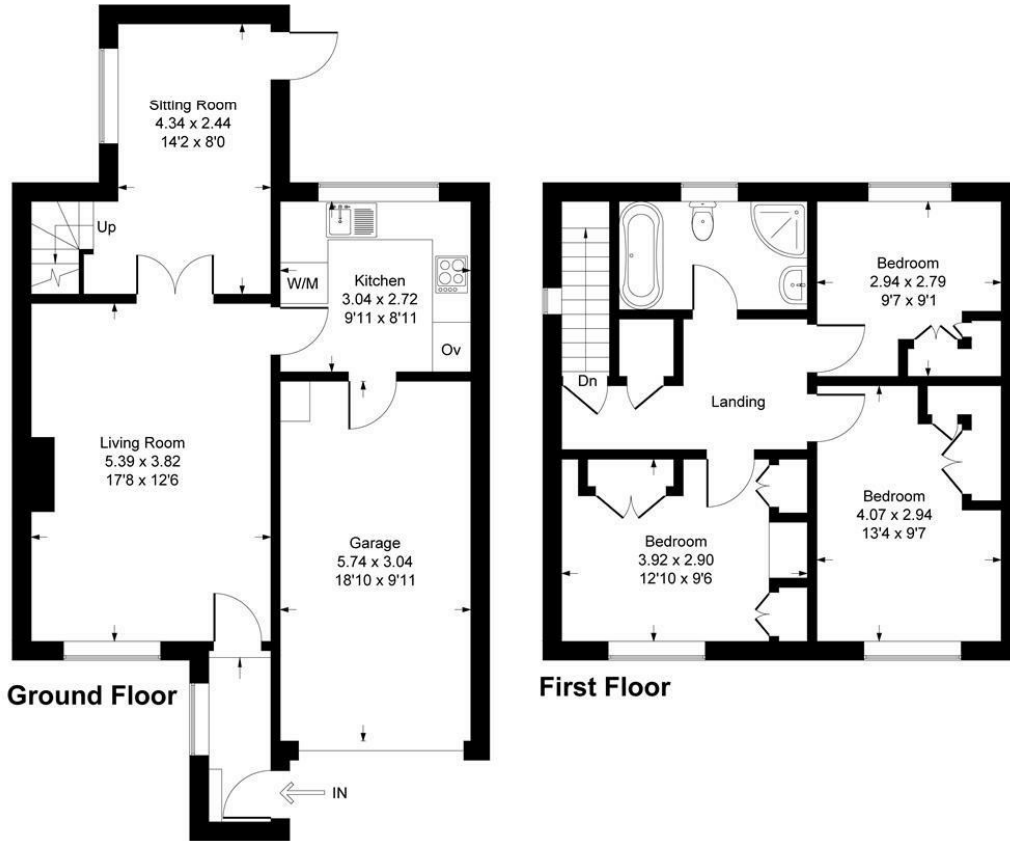


Illustration for identification purpose only, measurements approximate, and not to scale.

