



This superbly extended family home offers generous and versatile living space, beautifully finished and ideal for modern lifestyles. A spacious, move-in ready home with stand out living areas, excellent flexibility, and fantastic outdoor space—early viewing is highly recommended.

An ideal first home or next step up, this well-located property sits on a popular residential area close to local schools, shops and everyday amenities. Perfect for commuters, with easy access to the A5, A505 and M1 (J11 & 11a), plus rail links into London from nearby Luton and Leagrave. Dunstable town centre is just a short distance away, while the beautiful Dunstable Downs and surrounding open countryside are within easy reach—ideal for weekend walks and outdoor living.

Offering space to grow in a well-connected yet green setting, this is a fantastic opportunity for both first-time buyers and families looking to upsize.

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The impressive dual-aspect lounge/dining room is a standout feature, flooded with natural light and enhanced by a striking sandstone fireplace and French doors opening onto the rear garden—perfect for both relaxing and entertaining.

The heart of the home is the extended kitchen/breakfast room, fitted with a range of contemporary units, granite worktops, and integrated appliances including an eye-level oven, gas hob, dishwasher, and washing machine. A pantry and side access add everyday practicality.

Upstairs, there are three well-proportioned bedrooms, all light and airy, along with a stylish modern shower room featuring a walk-in shower, vanity unit, and high-quality tiled finishes.

Externally, the property continues to impress. To the front is off-road parking, while the enclosed rear garden offers a private retreat with patio, decking, and lawn—ideal for outdoor entertaining.

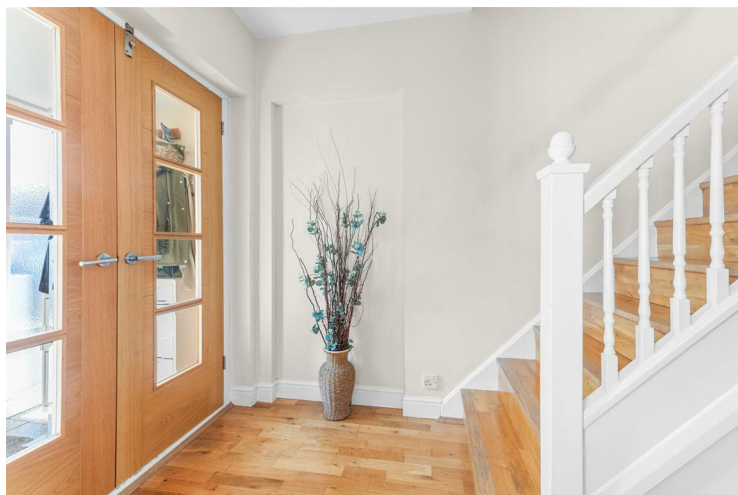
A real bonus is the extended garage, offering superb flexibility as a home office, gym, or hobby space, while still providing useful storage. Additional parking is available in front.

### Entrance Porch

Double glazed composite door and double glazed windows to the front aspect. Tiled floor. Solid wood glazed french doors leading to the entrance hall.

### Entrance Hall

Providing access to all ground floor accommodation with engineered oak flooring. Radiator. Stairs rising to the first floor accommodation. Under stairs storage cupboard.



### Lounge / Dining Room

A large and extended dual aspect room with a large double glazed window to the front aspect and double glazed french doors leading out to the rear garden. Engineered oak flooring. Feature open fire place with a sand stone surround and hearth. Three radiators. Tv point. Door leading to:



### Kitchen / Breakfast Room

Another large extended ground floor room with a kitchen area fitted to comprise a range of wall, drawer and base level units with granite work surfaces over. 1 and 1/2 inset sink unit. Integrated appliances include; an eye level oven and grill, gas hob with an extractor hood over, dishwasher and washing machine. Space for a refrigerator. Double glazed composite door to the side aspect and a double glazed window the rear aspect . Inset spot lights to the ceiling. Radiator. Pantry.

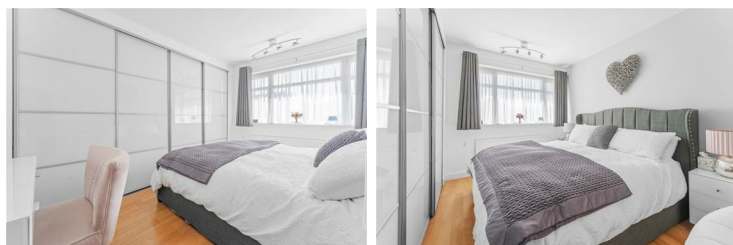


### Landing

Providing access to all first floor accommodation with engineered oak flooring. Double glazed window to the side aspect. Hatch to the loft.

### Bedroom One

Double glazed window to the front aspect. Built in wardrobes. Wood laminate flooring. Radiator.



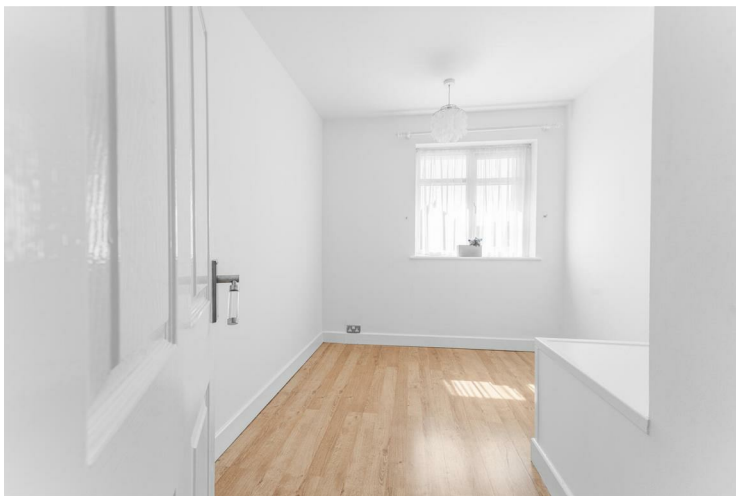
### Bedroom Two

Double glazed window to the rear aspect. Wood laminate flooring. Radiator.



### Bedroom Three

Double glazed window to the rear aspect. Wood laminate flooring. Radiator.



### Shower Room

Tastefully fitted to comprise a w/c. Wash hand basin set into a vanity unit. Walk in shower enclosure with glass shower screen and shower over. Fully tiled walls and floor. Double window to the rear aspect. Airing cupboard housing the wall mounted boiler and insulated hot water tank.



### To The Front

Area laid to lawn with the remainder being paved to provide off road parking.



### Garage

Located to the rear, extended and converted to provide an ideal space for an office, hobby room or gym with french doors to rear garden, and a door leading the front of the of the garage with its up and over door and storage space.



### Rear Garden

An enclosed rear garden laid mostly to lawn and with a patio area adjacent to the rear of the property and a decking area to the rear of the garden. Boundary fencing. Pedestrian access to the side of the house.



### Additional Parking

Additional off road parking is provided in front of the garage and accessed via Leston Close.

### Viewing

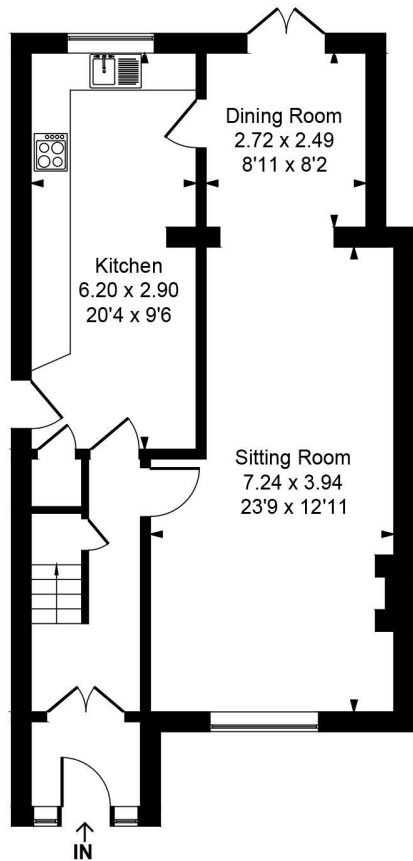
All viewings are strictly by appointment through Bradshaws.

### Disclaimer

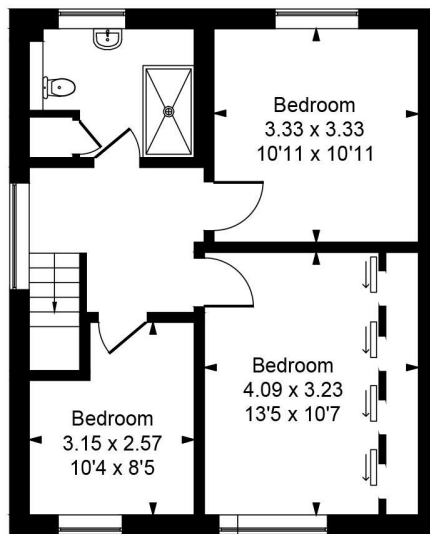
These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or

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.

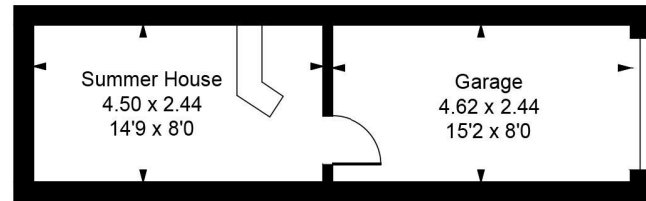
Approximate Gross Internal Area  
 Main House = 104.88 sq.m / 1129 sq.ft  
 Outbuilding = 22.57 sq.m / 243 sq.ft  
**Total = 127.45 sq.m / 1372 sq.ft**



**Ground Floor**



**First Floor**



**Outbuilding**

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

Council Tax Band: D

EPC Rating: