



Shackleton Grove, Leighton Buzzard
LU7 3JA



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Shackleton Grove, Leighton Buzzard

DESCRIPTION

Nestled in the charming area of Shackleton Grove, Leighton Buzzard, this delightful end-terrace house offers a perfect blend of modern living and comfort. Built just four years ago by the reputable Redrow, this property boasts a contemporary design that is sure to appeal to families and professionals alike.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-appointed kitchen/diner is a standout feature, offering ample space for family meals and gatherings, making it the heart of the home. The ground floor also includes a convenient cloakroom, enhancing the practicality of the living space.

This home comprises three generously sized double bedrooms, ensuring that there is plenty of room for family members or guests. The main bedroom benefits from fitted wardrobes and an en-suite bathroom, providing a private sanctuary for the homeowner. Additionally, a family bathroom serves the other two bedrooms.

Outside, the property features a generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The driveway parking for two vehicles adds to the convenience.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

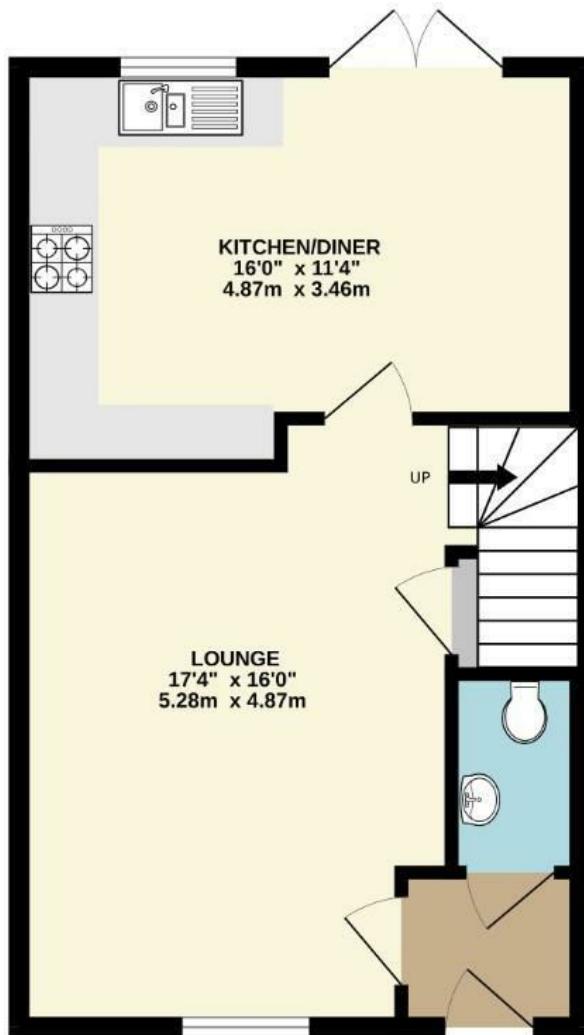
The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.

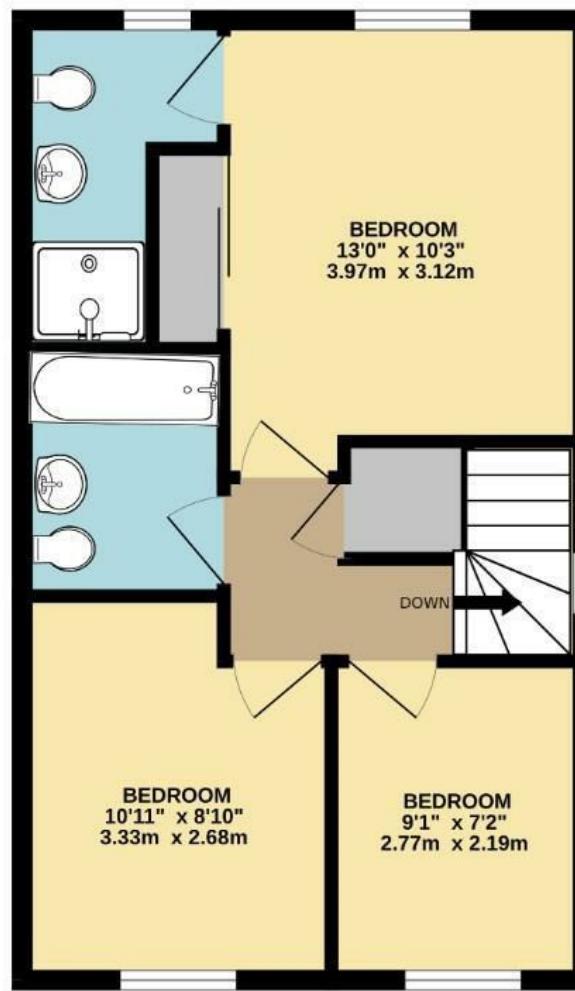




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

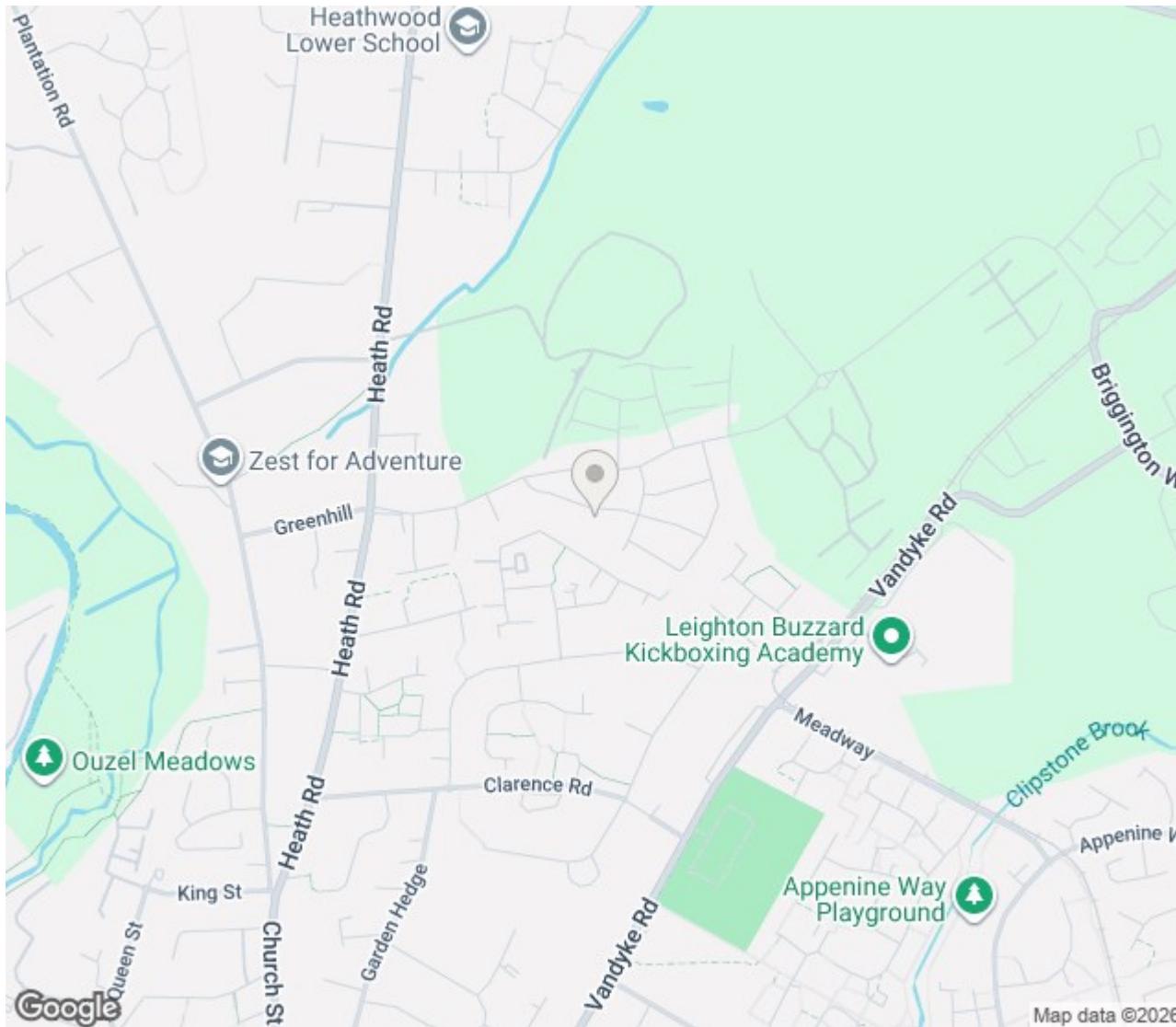


TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.