



**Shackleton Grove, Leighton Buzzard, LU7 3JA**

**welcome to**

## **Shackleton Grove, Leighton Buzzard**

Discover this modern, FOUR-bedroom SEMI-DETACHED with a GARAGE and OFF-STREET PARKING, nestled in a prime location. This property offers a perfect balance of style, comfort and functionality.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and under stairs utility cupboard with space for a washing machine and tumble dryer. Laminate flooring and radiator. Doors to the cloakroom, lounge and kitchen.

### **Cloakroom**

Partially tiled with wash hand basic with mixer taps and WC. Laminate flooring, radiator and double-glazed obscured window to the front.

### **Kitchen/Diner**

Fitted kitchen with a mix of wall and base units with quartz work surface over, 1.5 bowl sink with mixer tap and drainer, integrated 'Bosch' oven and grill plus an induction hob with extractor fan over. Integrated dishwasher and fridge/freezer. Quartz to splash back areas, laminate flooring, radiator, and spotlights. Double-glazed window to the front.

### **Lounge**

TV point, laminate flooring, radiator, and curtains with curtain pole. Double-glazed window to the rear and double-glazed French doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor. Airing cupboard and carpet. Doors to bedrooms two, three and four plus the family bathroom.

### **Bedroom Two**

Built-in storage cupboards, radiator and double-glazed window to the rear.

### **Bedroom Three**

Carpet, radiator and double-glazed window to the front.

### **Bedroom Four**

Carpet, radiator and double-glazed window to the rear.

### **Bathroom**

Partially tiled with a wash hand basin with mixer taps, WC and a panelled bath with shower attachment over. Tiled flooring, shaver point and extractor fan. Double-glazed obscured window to the front.

### **Second Floor Landing**

Stairs from the first floor, carpet and radiator. Two eaves storage cupboards, one housing the combi boiler.

### **Bedroom One**

Integrated wardrobes and a hatch into eaves storage. Radiator, loft hatch, carpet and double-glazed window to the front.

### **En-Suite**

Partially tiled with a floating wash hand basin with mixer tap, WC and shower cubicle with glass folding doors. Marble effect tiled flooring and extractor fan. Double-glazed velux style window to the rear.

### **Outside**

#### **Garage Conversion**

To the rear is a Study/Playroom - Wooden laminate flooring, spotlights, electric radiator, power and loft hatch. Double-glazed window and double-glazed door to the side.

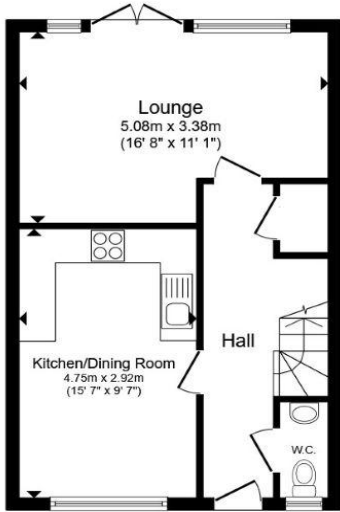
To the front is storage space accessed by an up & over door.

#### **Rear Garden**

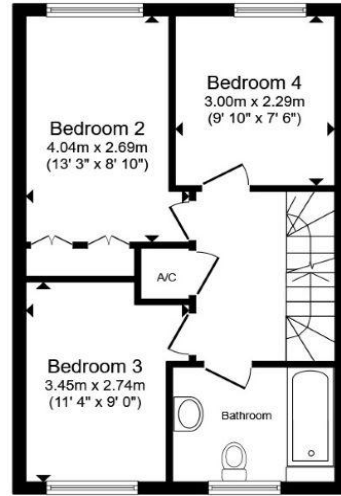
Partially laid to lawn with a large, decked patio area, outside lighting and a water top. Access to the Study/Playroom. Fully enclosed by fencing with gated access to the side.

#### **Parking**

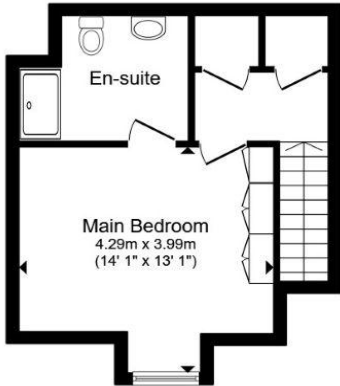
Driveway providing off-road parking for two cars.



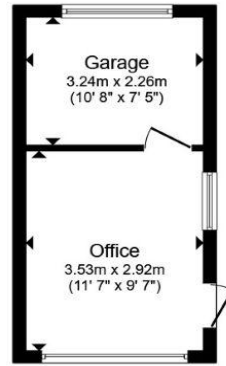
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 128.6 m<sup>2</sup> (1,385 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Shackleton Grove,**  
**Leighton Buzzard**

- FOUR-BEDROOM SEMI-DETACHED
- KITCHEN/DINER
- EN-SUITE TO MASTER
- PARTIAL GARAGE CONVERSION
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£450,000**



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Property Ref:  
LBZ109764 - 0004

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