



Shackleton Grove  
Leighton Buzzard, LU7 3JA

Price £415,000



QUARTERS  
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# Shackleton Grove

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We are delighted to offer for sale this immaculate semi-detached three bedroom home situated in this quiet area in the sought after modern development, built in 2022 by the highly regarded housebuilder Redrow Homes. The property enjoys bright and spacious accommodation comprising: Entrance hall, cloakroom/WC, living room and kitchen/diner, master bedroom with ensuite shower room, two further generous bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden and driveway parking for two vehicles. Viewing is highly recommended.

## Location:

The highly desirable modern development of Leestone Park is situated just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a local convenience store and takeaway food shops, planned green spaces and nearby access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others.





#### Ground Floor:

The ground floor is arranged around a welcoming entrance hall which leads through to a comfortable living room, offering an inviting space to relax and unwind. To the rear, the stylish kitchen/dining room provides an excellent everyday hub, with ample worktop, integrated appliances and storage space and room for a family dining table, while enjoying views and access out to the garden. A downstairs cloakroom completes the ground floor accommodation and comprises of a low level WC and vanity hand wash basin.

#### First Floor:

Upstairs, the first floor continues to impress with three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, making the layout both practical and versatile for a range of buyers.

#### Outside:

To the front is a paved driveway for two cars with a gate which leads to the rear garden. The rear garden is a real highlight of the home, offering a generous outdoor space ideal for entertaining, children's play or simply enjoying the warmer months. Laid out to provide both patio and lawn areas, it offers a good degree of privacy and flexibility for future landscaping.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 976 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.