



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

**welcome to**

## **Shackleton Grove, Leighton Buzzard**

Immaculate three-bedroom SEMI-DETACHED with two OFF-STREET parking spaces and low maintenance garden. Highlights are a bright lounge, stunning kitchen/diner, downstairs cloakroom, three good sized bedrooms and master en-suite. ready to move straight into.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and under stairs storage cupboard. Doors to the cloakroom and lounge. Opens into the kitchen/diner.

### **Cloakroom**

Wall mounted corner wash hand basin with mixer tap and low-level WC. Radiator and double-glazed obscured window to the front.

### **Lounge**

Carpet, TV point, radiator and double-glazed window with shutters to the front.

### **Kitchen / Diner**

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, eye-level electric double oven and gas hob with a chimney style extractor fan over. Integrated dishwasher and fridge/freezer. Herringbone oak flooring and a vertical radiator. Space for a dining table and chairs. 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 storage cupboard. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Fitted wardrobes with hanging space and storage, radiator and double-glazed window with shutters to the front. Door to the en-suite.

### **En-Suite**

Partially tiled with a wall mounted wash hand basin with mixer tap, low-level WC and a shower cubicle. Heated towel rail and an extractor fan.

### **Bedroom Two**

Radiator and double-glazed window to the rear.

### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Bathroom**

Partially tiled with a wall mounted wash hand basin with mixer tap, low-level WC and a bath. Shaver point and double-glazed obscured window to the front.

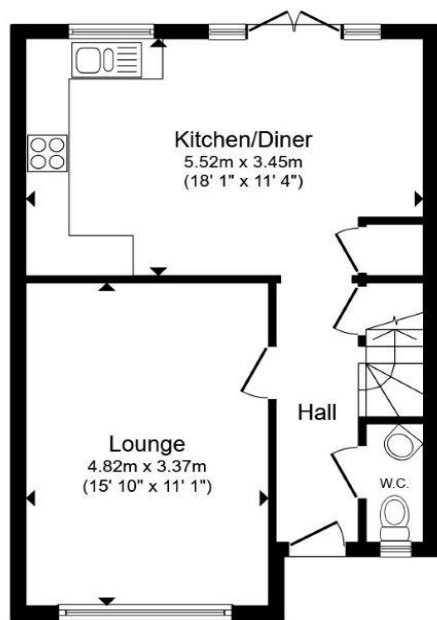
### **Outside Front Garden**

Driveway providing off-road parking with a paved path leading to the front door.

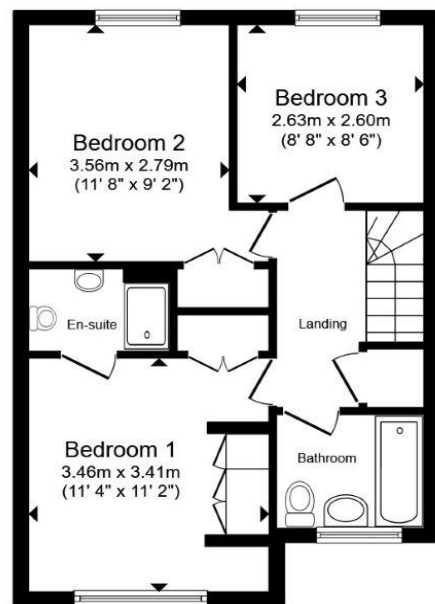
### **Rear Garden**

Enclosed by fencing with gated access to the front, the garden is laid with artificial grass and a patio area with a small pagoda towards the bottom. Shed.





**Ground Floor**



**First Floor**

Total floor area 89.0 m<sup>2</sup> (958 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**

- DRIVEWAY PARKING FOR TWO VEHICLES
- LOW MAINTENANCE GARDEN
- GOOD SIZED BEDROOMS
- MASTER EN-SUITE
- DOWNSTAIRS CLOAKROOM

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

**£420,000**



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