



Shackleton Grove
Leighton Buzzard, LU7 3JA

Price £425,000



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We are delighted to offer for sale this modern three bedroom semi-detached family home, situated within this highly regarded residential development and presented to the market in immaculate condition throughout. The property offers well planned accommodation comprising: Entrance hall, lounge, kitchen/dining room, cloakroom/WC, three generous bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden and 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:

Enter into a welcoming entrance hall with stairs rising to the first floor and doors leading to the principal ground floor rooms. The lounge sits to the front aspect and is a bright, well proportioned reception room with ample space for a variety of furniture arrangements, creating a comfortable everyday living space.

To the rear of the property is a spacious kitchen/dining room which spans the width of the house and provides an excellent social hub. The kitchen is fitted with a modern range of wall and base level units with integrated appliances and generous work surface space. There is ample room for a family sized dining table, and double glazed doors open directly onto the rear patio, allowing natural light to flow through and creating an easy connection between indoor and outdoor living. The ground floor is completed by a cloakroom/WC fitted with a low level WC and wash hand basin.



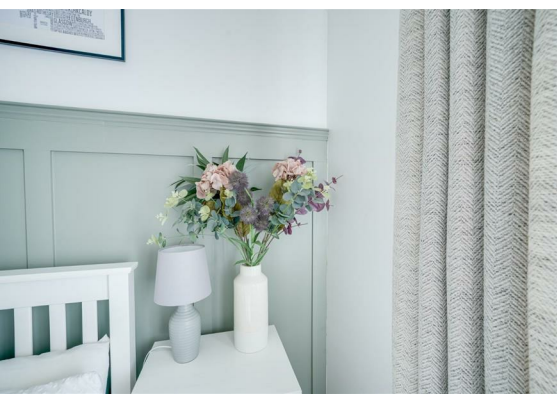


First Floor:

The first floor landing provides access to all three bedrooms, the family bathroom and loft space. The master bedroom is a generous double room enjoying a front aspect and benefiting from fitted storage and a modern en-suite shower room comprising low level WC, wash hand basin and shower cubicle. Bedroom two is a further well proportioned double room overlooking the rear garden, while bedroom three is an excellent sized single room, equally suitable as a nursery or home office. The family bathroom is fitted with a contemporary three piece suite comprising low level WC, wash hand basin and panel bath with shower over, with tiling to water sensitive areas.

Outside:

To the front of the property is a neat frontage with pathway leading to the front door and parking for two vehicles. The landscaped rear garden has been thoughtfully arranged for ease of maintenance and enjoyment, featuring a paved patio area positioned directly off the kitchen/dining room, an artificial lawn and well defined borders. Positioned at the rear of the garden is a summer house with an adjoining store, offering excellent potential for a variety of uses including a home office, hobby room or entertaining space, subject to requirements.



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 ft² (excluding summer house, store)

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.

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