



# Shackleton Gardens

Flitwick,  
Bedfordshire, MK45 1GR  
£375,000

country  
properties



This stylish semi-detached home is situated on a popular modern development towards the outskirts of town. The accommodation includes an open plan living/dining room with French doors leading to the enclosed rear garden, seamlessly extending your living space outdoors and providing a lovely spot for relaxation or entertaining friends and family. With a range of integrated appliances, the attractive fitted kitchen is designed with both style and functionality in mind, whilst a guest cloakroom/WC completes the ground floor. Upstairs, you will find three bedrooms, with the principal boasting an en-suite shower room, plus a modern family bathroom. Having a delightful south-westerly aspect, the rear garden features a low-maintenance artificial lawn and a summerhouse, whilst off road parking is located immediately to the front of the property ensuring ease of access and convenience. The town centre amenities, including mainline rail station, are within 0.9 miles. EPC: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to living/dining room and to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap, tiled splashback and storage beneath. Floor tiling. Radiator.

### LIVING/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear, with matching sidelights and top openers. Three radiators. Built-in storage cupboard. Wood effect flooring. Open access to:

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap, and gas hob with extractor over. Built-in oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Tiled splashbacks. Recessed spotlighting to ceiling. Floor tiling.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in wardrobe. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.





## BEDROOM 2

Double glazed window to rear aspect. Radiator.

## BEDROOM 3

Double glazed window to rear aspect. Radiator.

## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Laid to gravel with paved pathway leading to front entrance door. Part enclosed by metal railings.

### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area with pergola over, leading to artificial lawn. Two timber garden sheds. Stepping stone pathway leading to summerhouse (with power and light). Enclosed by timber fencing with gated side access.

## OFF ROAD PARKING

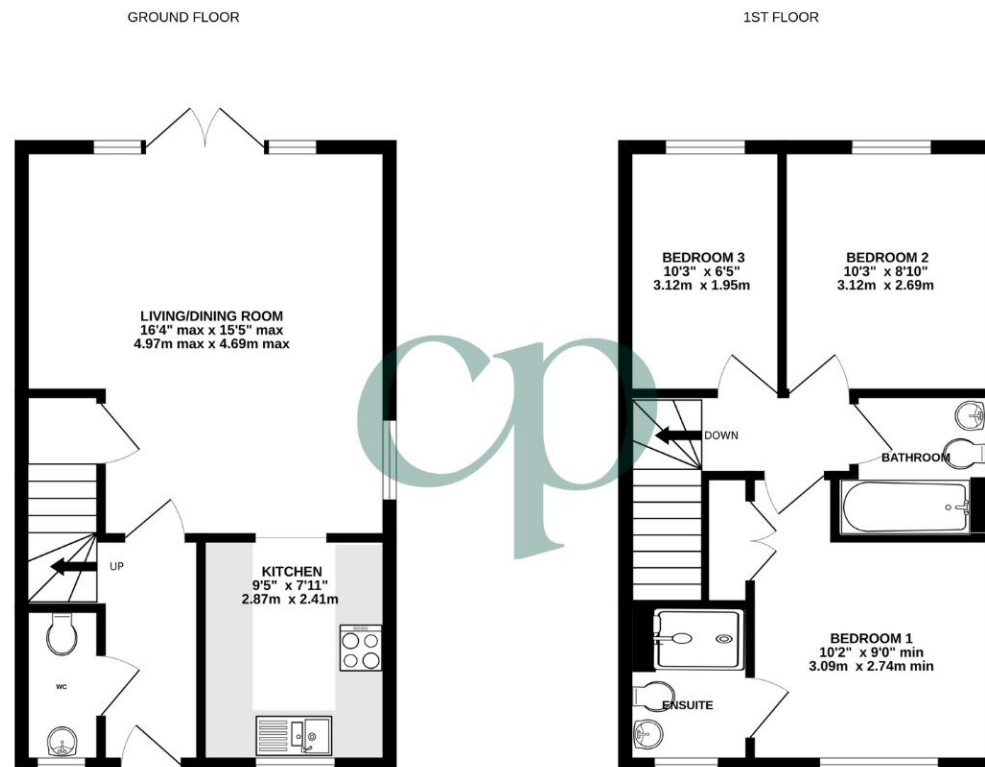
Off road parking for two vehicles immediately to the front of the property.

Council Tax Band: C.

Estate/Management Charge: £70.69 half-yearly (£141.38 per annum).

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.





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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79 84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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