



**GINGER COW**  
ESTATE AGENTS

01234 860215

## Polegate, Luton

£400,000

3 2

This chain-free detached home offers comfort, modern style, and a prime location. Situated in Wigmore, it provides excellent access to mainline train stations, the M1 motorway, London Luton Airport, and local schools, shops, and amenities.

The ground floor features a bright entrance hall with a cloakroom WC, an expansive L-shaped lounge/diner with patio doors to the garden, and a modern kitchen/breakfast room, also with garden access.

Upstairs, the property includes two double bedrooms with built-in wardrobes, a versatile single bedroom, and a modern, fully tiled bathroom with a walk-in shower.

The low-maintenance rear garden boasts a patio, artificial grass, mature shrubs, and a summer house with power and light.

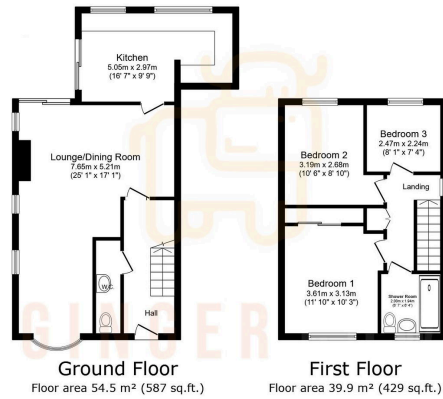


Floor Area: 1016 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



TOTAL: 94.4 m<sup>2</sup> (1,016 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed. Please contact the estate agent for any proposed use. We form any 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.co.uk



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