







# 69 Oakfield Park

Kirkby Lonsdale, LA6 2FQ

Imagine making your home in Kirkby Lonsdale – one of South Lakeland’s most picturesque and historic market towns.

This is a rare opportunity to be part of a sought-after new neighbourhood occupying an exceptional edge-of-town setting. Immaculately presented and offering four bedroom accommodation, affording grand views of the local fells and surrounding countryside, with easy access to the well-regarded local primary and secondary schools and a short walk into the town centre.

## Quick Overview

- Detached Family Home
- Four Bedrooms & Two Bathrooms
- Off Road Parking
- Large Secure Garden
- Detached Home Office
- Ready To Move Into
- Immaculately presented
- A short walk into the centre of Kirkby Lonsdale
- Close to all Local Amenities
- B4RN Broadband







## Welcome

69 Oakfield Park enjoys the best of both worlds. It still enjoys the nearly new feel and of course the low maintenance and energy efficiency benefits that come along with that but, the current owners have succeeded in making the property feel unique and established with their own finishing touches. The property has been built to a high specification by reputable builders Russell Armer Homes. The build is covered by an NHBC builder warranty (with nine years still remaining).

Detached and spacious with light sunny rooms, extremely well presented throughout and super, modern Kitchen and Bathrooms having created a unique family home, with fabulous luxury and flexible accommodation to suit a wide range of buyers.



## Location

From the Market Square proceed up New Road, bearing left at the top. Follow the road, passing Queen Elizabeth School on your left and the entrance to Oakfield park is on the right, follow this road, go over the bridge and keep going to the end of the road and number 69 is straight ahead.

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.







## Flowing Spaces

### Specifications

Kitchen / Dining Room  
22' 4" x 11' 6" (6.81m x 3.51m)

Utility  
7' 5" x 5' 5" (2.26m x 1.65m)



The ground floor to this stunning home flows magnificently throughout. The welcoming Hallway is spacious and has a useful Cloakroom with modern 2-piece white suite and under stairs storage cupboard.

From the hallway your eyes are drawn immediately to the simply spectacular open plan family kitchen. This fantastic kitchen/dining room is a fabulous sociable space that really has the Wow factor, entertaining in here will be a joy! Filled with natural daylight from the patio doors that lead to the garden which is simply an extension of the indoor entertaining space. This bespoke kitchen is fitted with a range of soft close cabinetry and complementary worksurfaces. Equipped with all the appliances you could need including five ring induction hob with extractor hood over. With a double oven and an integrated dishwasher, fridge / freezer. All designed and fitted around the stylish breakfast bar. Off the kitchen is a utility room with matching units providing space and plumbing for washing machine and tumble drier with door leading outside.



## Light & Airy Living

Back through to the hallway, on your left you enter the living room, currently also used as a dining room, there are three large windows across two aspects that make this room light and airy while still having a cosy feel.

### Specifications

Living Room  
22' 4" x 15' 0" (6.81m x 3.51m)







## Bedrooms Galore

### Specifications

#### Bedroom One

11' 1" x 11' 6" (3.38m x 3.51m)

#### Bedroom Two

12' 7" x 10' 9" (3.84m x 3.28m)

#### Office / Bedroom Three

11' 2" x 7' 11" (3.40m x 2.41m)

#### Bedroom Four

11' 11" x 10' 9" (3.63m x 3.28m)

From the hallway ascend the staircase to the first floor where you will find bedrooms galore!

Four bedrooms, three of which are double bedrooms and one single. All four bedrooms have far reaching views of the countryside and beyond. The main bedroom has fitted wardrobes and an en-suite, consisting of a WC, a wash hand basin set in a vanity unit and a shower cubicle, with a glass sliding door and tiled surround. The additional bedrooms have a multitude of purposes, maybe a nursery, home office or a large walk in closet the choice is yours. There is an exquisite four-piece family bathroom consisting of a WC, a wash hand basin, shower cubicle and a panelled bath.











## Outside

The gardens work perfectly to create a superb level of privacy whilst being secure for children and pets. To the front of the property there is a lawn garden. With Indian sandstone pathways leading to the front door. The rear of the property had a large lawn and enjoys a spacious Indian sandstone flagged patio, perfect for alfresco dining in the summer!

**Parking & Garage** There is parking for two cars on the drive. The garage has been recently converted into a home office, complete with power, plumbing and light. This superb space could be utilised as a games room, a home cinema, office, or a gym... the list goes on. There is a separate shed in the rear garden for storing gardening essentials and bikes.

## Important Information

### Services:

Mains gas, water, drainage and electricity.

### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Council Tax Band :

Band F - South Lakeland District Council

### Tenure:

Freehold. Vacant possession upon completion.

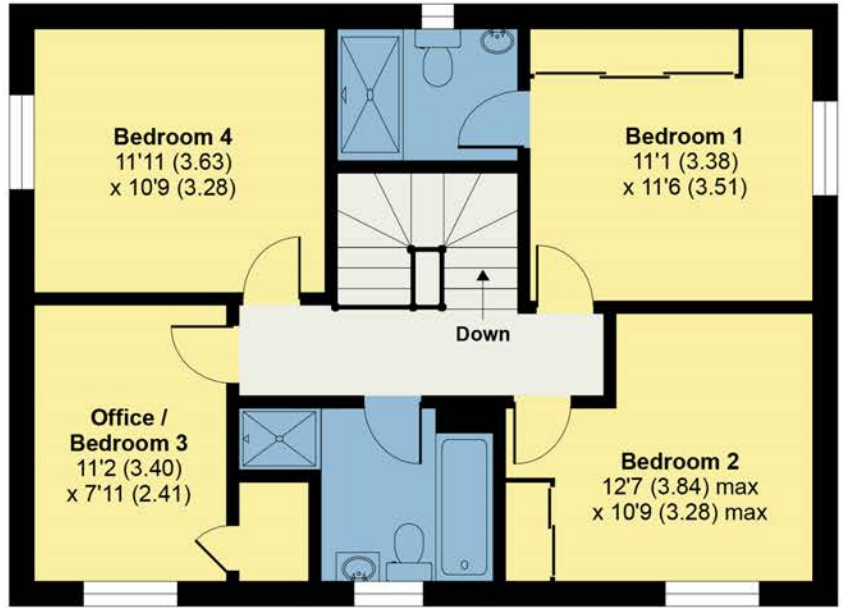
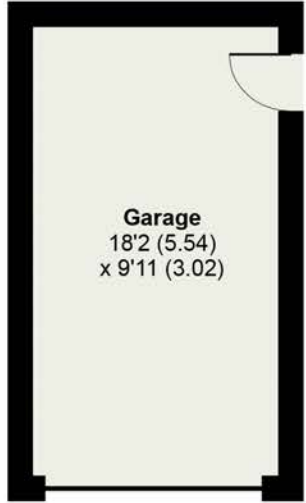
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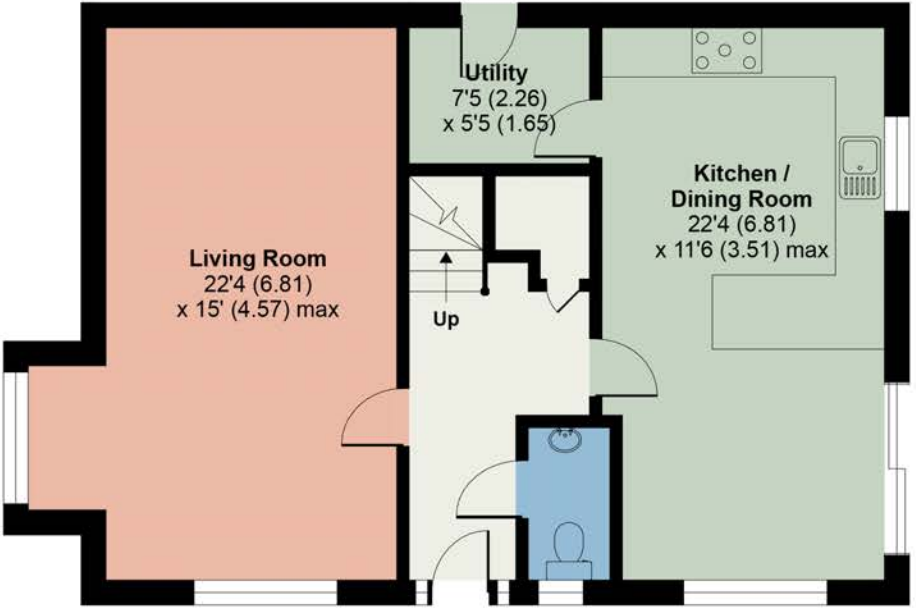


# Oakfield Park, Kirkby Lonsdale, Carnforth, LA6

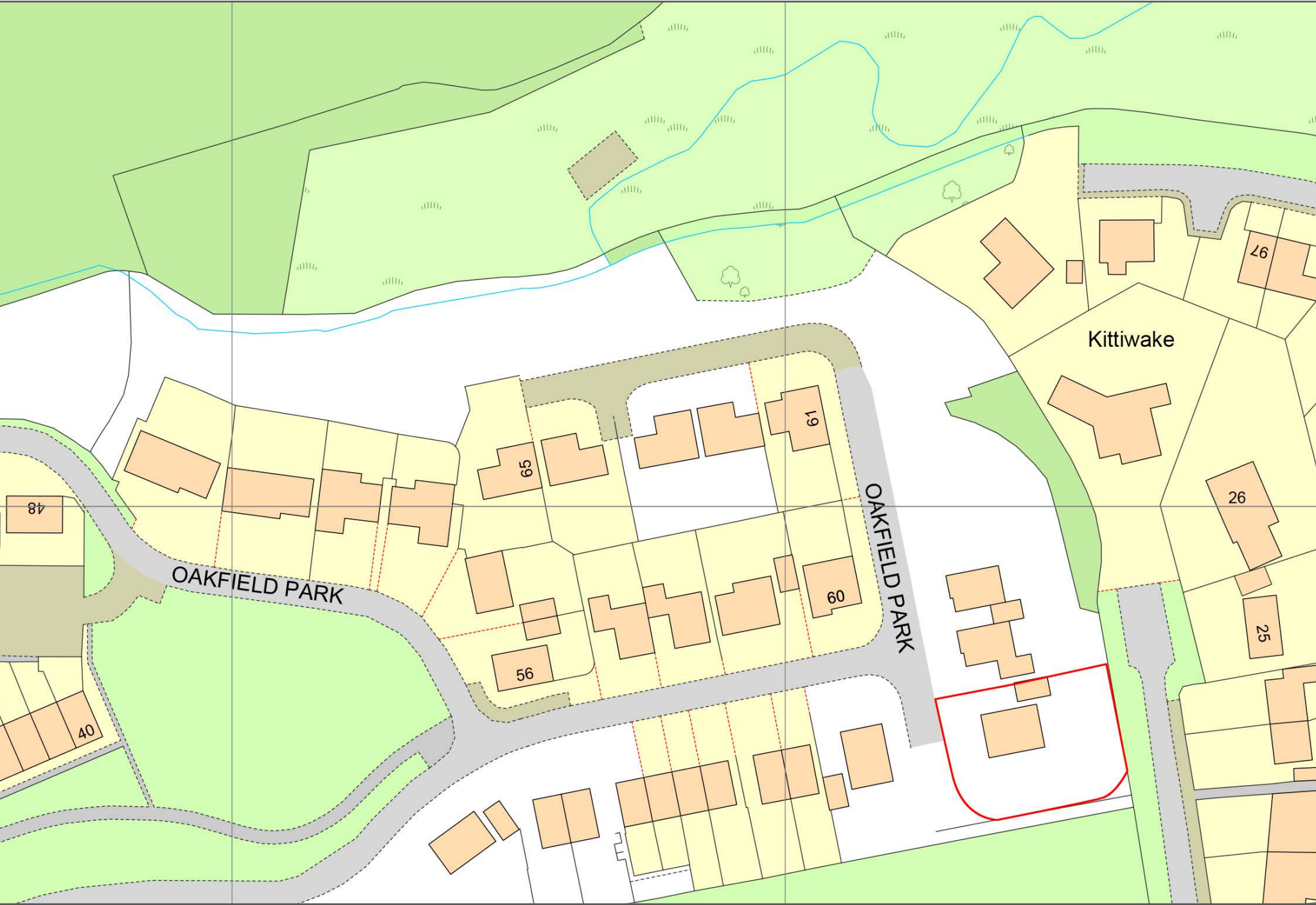
Approximate Area = 1433 sq ft / 133.1 sq m  
Garage = 182 sq ft / 16.9 sq m  
Total = 1615 sq ft / 150 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Viewings

Strictly by appointment with Hackney & Leigh  
Kirkby Lonsdale Office.

**To view contact our Kirkby Lonsdale office:**

Call us on 015242 72111

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[kirkbysales@hackney-leigh.co.uk](mailto:kirkbysales@hackney-leigh.co.uk)

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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