



 61 Oakfield Park





## 61 Oakfield Park

Kirkby Lonsdale, LA6 2FQ

Occupying a corner plot in the highly popular development of Oakfield Park in Kirkby Lonsdale, this delightful three-bedroom detached home offers a perfect blend of comfort, style, and unrivalled countryside views. Designed with family living in mind, this home boasts generous, modern living spaces to suit a range of buyers.

### Quick Overview

- Wonderful family home
- Modern, high spec finishes throughout
- Generous accommodation
- Unrivalled countryside views
- Enclosed rear garden
- Integrated garage & off-road parking
- Ample storage & separate utility
- Close to local amenities, schools & transport links
- No onward chain
- Broadband available







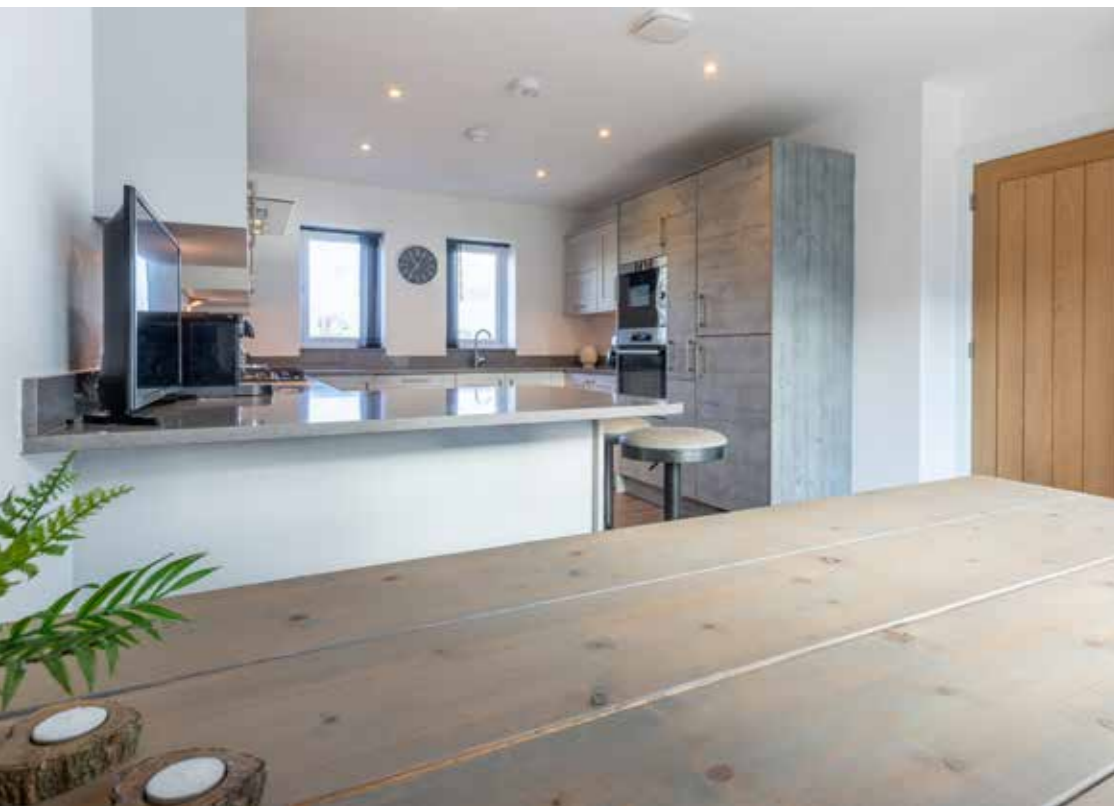
## Welcome

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Step into the entrance hall where there is space for hanging coats and storing shoes, with stairs leading to both the first and lower ground floors.

Lead up to the first floor where you will find the living spaces and master bedroom, Firstly, you are greeted by the attractive kitchen/dining room; a versatile space, ideal for both everyday meals and entertaining guests.





# Modern Kitchen

## Specifications

Entrance Hall  
6' 3" x 3' 11"  
(1.91m x 1.19m)

Kitchen / Dining Room  
18' 8" x 10' 6"  
(5.69m x 3.2m)

The kitchen is well-equipped and features modern fittings, with wall and base units, complementary work tops, a stainless steel sink with drainer and dual aspect windows providing wonderful views. Integrated appliances include a five ring hob with extractor over, AEG oven and microwave, Zanussi dishwasher and integrated fridge/freezer. The dining area seamlessly extends through sliding doors to the garden, inviting the outdoors in and providing a perfect spot for al fresco dining or a morning coffee.





# An Inviting Atmosphere

Adjacent to the kitchen, the generous living room offers a warm and inviting atmosphere, with sliding doors opening onto the balcony, framing breath taking views stretching over the fells beyond, and making a wonderful extension to the living space.

## Specifications

Living Room  
20' 0" x 13' 9"  
(6.1m x 4.19m)







## The Master Bedroom

### Specifications

Bedroom One  
15' 5" x 12' 6"  
(4.7m x 3.81m)

The master bedroom is found opposite the living room, presenting ample space for a double bed and furniture as desired, with a double integrated wardrobe and front aspect views. The modern en suite bathroom comprises a vanity sink and drawer unit, double shower and W.C. with heated towel radiator and complementary tiles to finish.





# Versatile Accommodation

Leading down to the lower ground floor, you will find two additional double bedrooms, each offering ample space and versatility to accommodate family, guests, or even a home office, both with ample space for a double bed and additional furniture as desired. The modern family bathroom on this level is elegantly designed, ensuring a touch of luxury with a double shower, vanity sink, panelled bath and W.C., complete with tiled walls and flooring. Practicality is further enhanced with a dedicated utility room, providing additional storage and laundry facilities, and direct access into the integral garage, making life that little bit easier, along with three additional storage cupboards.

## Specifications

### Bedroom Two

17' 9" x 9' 10" (5.41m x 3m)

### Bedroom Three

13' 5" x 8' 6" (4.09m x 2.59m)

### Utility

10' 2" x 7' 3" (3.1m x 2.21m)







## Outside

Externally, the living space extends outside with a landscaped lawn garden, enclosed for privacy with patio areas for seating and a gate opening to the front. A gravel path lines the front of the home with planted borders and shrubs to complete the picture, whilst a paved driveway provides off road parking.

Specifications
Garage 18' 1" x 9' 10" (5.51m x 3m)





## Location

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This charming property not only offers a wonderful home but also positions you within the vibrant community of Kirkby Lonsdale, within easy walking distance of Harling Bank and the town centre known for its quaint shops, eateries, and scenic walks. Embrace a lifestyle of comfort and convenience in this beautiful home, where every window offers a view worth cherishing.





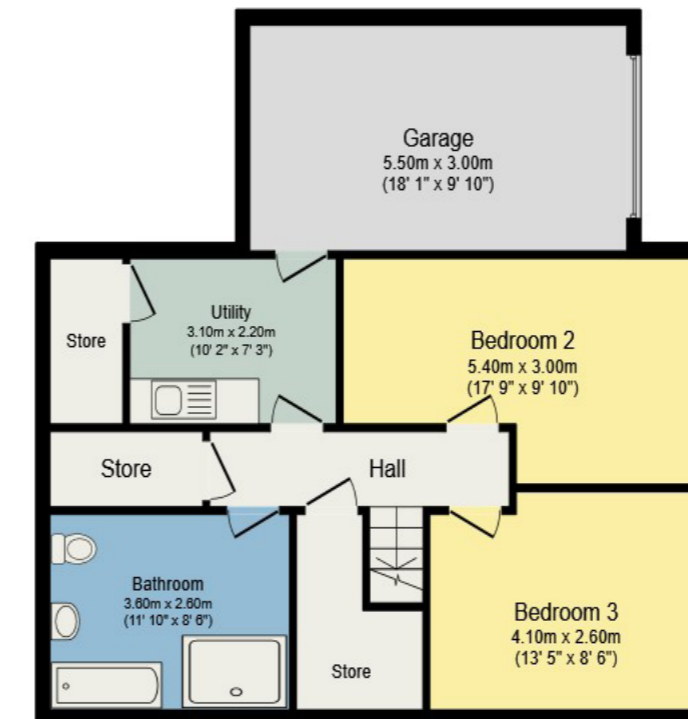
# Floorplan & Boundary



**Total floor area 151.8m<sup>2</sup> (1,634 sq. ft.) approx.**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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# Important Information

## Tenure:

Freehold (Vacant possession upon completion).  
Service charge of £300.00 per annum contributes towards general upkeep of the grounds and for the estate waste treatment plant.

## Council Tax:

Band E.

## Services:

Mains gas, water and electricity. Private treatment plant serves the drainage of the Oakfield Park estate.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

## Energy Performance Certificate:

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

## Directions:

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. Turn left and follow the road, with 61 Oakfield Park located on the corner to the left.

## What3Words:

///quirky.mild.speedily

## Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Office.





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## Viewings

Strictly by appointment with Hackney & Leigh  
Kirkby Lonsdale Office.

To view contact our office:  
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