



## Kirkby Lonsdale

£565,000

56 Oakfield Park, Kirkby Lonsdale, Carnforth, LA6 2FQ

Welcome to 56 Oakfield Park, a fabulous modern family home on the fringe of the charming town of Kirkby Lonsdale. This detached residence offers a perfect blend of style and functionality, ideal for contemporary family living with generous living accommodation and three well appointed bedrooms to the first floor, complete with off road parking, a garage and lawn garden.

### Quick Overview

- Modern Detached Home
- Well Appointed Accommodation
- Light & Bright Throughout
- Close to Local Schools & Amenities
- Walking Distance to the Market Town of Kirkby Lonsdale
- Off Road Parking & Garage
- Lawn Garden to the Rear
- Ideal Family Home
- NHBC Warranty Included
- Ultrafast Broadband Available



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B



Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3627



Entrance Hall



Kitchen/Dining Room



Kitchen/Dining Room



Living Room

Welcome to 56 Oakfield Park, a fabulous modern family home on the fringe of the charming town of Kirkby Lonsdale. This detached residence offers a perfect blend of style and functionality, ideal for contemporary family living with generous living accommodation and three well appointed bedrooms to the first floor, complete with off road parking, a garage and lawn garden.

As you step into the welcoming entrance hall, you'll find a stylish cloakroom with a W.C., and an under stairs cupboard providing practical storage solutions. The ground floor unfolds into a generous, light-filled living room, boasting dual aspect windows that bathe the space in natural light, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the kitchen, designed with both style and practicality in mind. It features an array of wall and base units, complemented by sleek worktops and an upstand. Culinary enthusiasts will appreciate the integrated appliances, including a fridge freezer, AEG oven and microwave, and a Zanussi dishwasher. The kitchen also offers a breakfast bar, perfect for casual dining or morning coffee. A door leads to the utility room, equipped with a boiler cupboard, additional worktop space, and provisions for a washing machine and dryer, with convenient access to the drive.

Ascending to the first floor, you'll discover two generously sized double bedrooms and a cosy single room. The master suite is a true retreat, featuring a walk-in dressing area and a modern en suite. The en suite is elegantly appointed with a walk-in shower featuring a waterfall shower head, a vanity sink with a drawer unit, and a W.C., all complemented by a heated towel radiator. The family bathroom offers a bath with a handheld attachment, a wall-hung sink, and a W.C.

Outside, the property boasts a garage and a well-maintained lawn garden with patio areas for outdoor seating. 56 Oakfield Park is more than just a house; it's a home where modern living meets comfort and style. Don't miss the opportunity to make it yours.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Kitchen/Dining Room** 19' 5" x 10' 7" (5.92m x 3.23m)

**Living Room** 19' 5" x 14' 4" (5.92m x 4.37m)

**Utility** 7' 4" x 4' 8" (2.24m x 1.42m)

**First Floor**

**Bedroom One** 13' 1" x 11' 6" (3.99m x 3.51m)

**Bedroom Two** 14' 2" x 9' 4" (4.32m x 2.84m)

**Bedroom Three** 11' 7" x 9' 8" (3.53m x 2.95m)



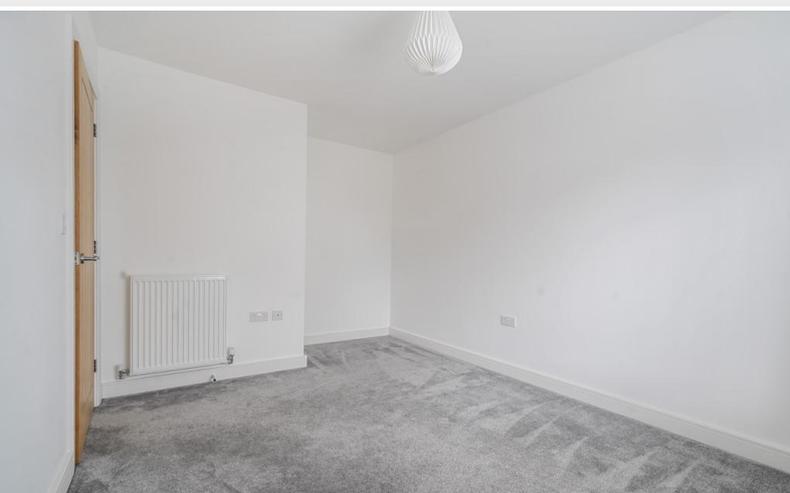
Kitchen/Dining Room



Living Room



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom

### Property Information

#### Parking

A paved driveway provides off road parking.

#### Garage 18' 6" x 9' 10" (5.64m x 3m)

With an up and over door, light and power.

#### Tenure

Freehold (Vacant possession upon completion).

Service charge of approximately £250.00 per annum contributes towards general upkeep of the grounds and for the estate waste treatment plant.

#### Council Tax

Westmorland and Furness Council. 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

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

**What3Words** [///sundial.ocean.owes](https://www.what3words.com/sundial.ocean.owes)

#### Viewings

Strictly by appointment with Hackney & Leigh.



Bedroom One



En Suite



Garden



Garden



Garden

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



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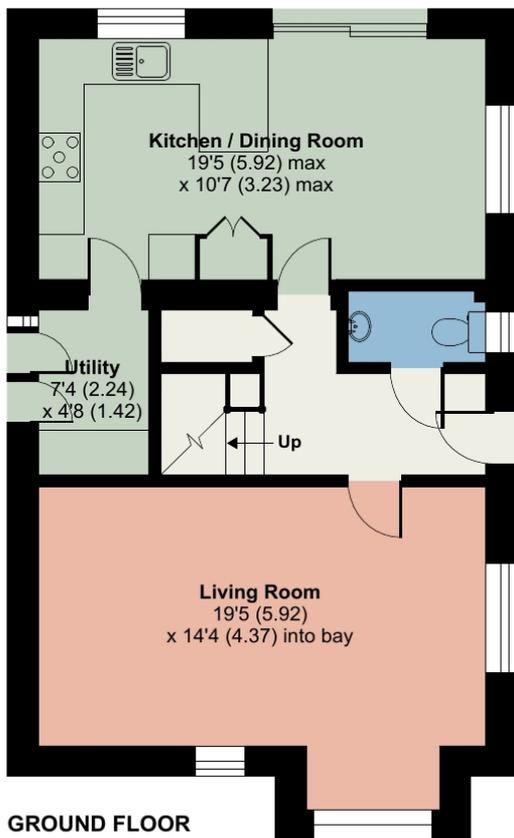
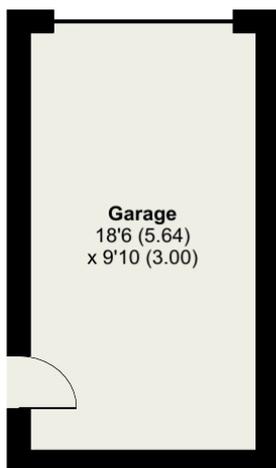
# Oakfield Park, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1238 sq ft / 155 sq m

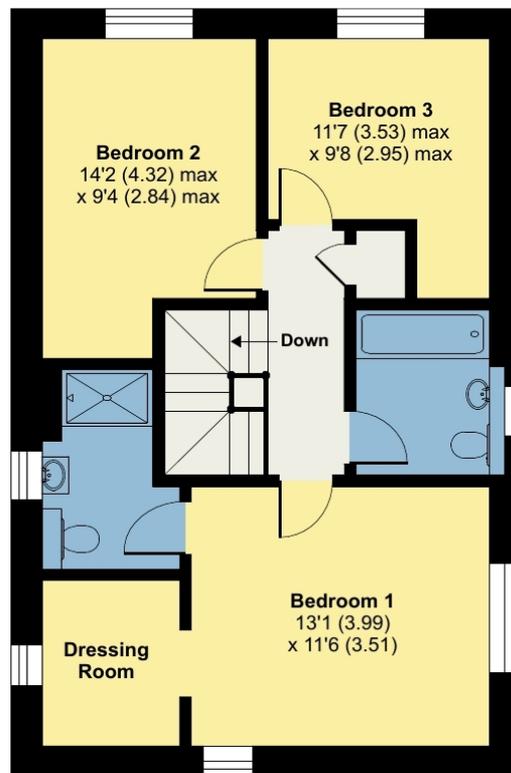
Garage = 181 sq ft / 16.8 sq m

Total = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 810101

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