



Kirkby Lonsdale

£691,900

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

Situated on a quiet cul-de-sac in the popular Oakfield Park development within the market town of Kirkby Lonsdale, this modern four bedroom detached home offers flexible accommodation across two floors. Built five years ago, the property is perfect for contemporary family living and enjoys a peaceful yet convenient location within easy reach of the town centre, as well as enjoying wonderful countryside views.

Quick Overview

Modern Detached Home

Four Double Bedrooms & Two En Suites

Family Kitchen/Diner

Living Room with Balcony

Generous Living Spaces

Ground Floor Cloakroom & Lower Ground Utility

Garden to the Rear

Off Road Parking & Integrated Garage

Close to Local Schools & Amenities

Ultrafast Broadband Available



4



3



1



B



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3673



Entrance Hall



Living Room



Kitchen/Dining Room



Bedroom Two/Sitting Room

To the front, a paved driveway provides off road parking, alongside a garage and a low maintenance front garden. Step inside to a welcoming entrance hall, where there is a cloakroom with W.C. and access to the main living spaces. The home also features a Hive smart heating system, allowing you to control your home's temperature remotely for comfort and energy efficiency.

The living room is a well proportioned, light filled area with sliding doors opening onto a balcony that overlooks the rear garden. It offers a calm and modern setting with ample room for seating and relaxing, and scope for personalisation to suit your style.

The heart of the home is the kitchen diner, which has been thoughtfully designed with both everyday family life and entertaining in mind. There is a mix of wood effect base units and gloss wall cupboards, complemented by Quartz worktops and a 1.5 sink with mixer tap. Integrated appliances include a five-ring AEG gas hob, AEG oven and microwave, Zanussi dishwasher, and a fridge freezer. A built-in breakfast bar and a dining area with bench seating make this a sociable and practical space.

Also on the ground floor is bedroom two, ideal for guests and currently used as a second sitting room. This generous double bedroom benefits from an en suite shower room featuring a wall-hung sink, W.C., and part tiled walls.

Stairs lead from the hallway down to the lower ground floor, where three further bedrooms and the family bathroom are located. Bedroom one is a large double with sliding doors opening onto the rear garden, enjoying a walk-in wardrobe area, and a modern en suite shower room with a vanity sink and W.C. Bedroom three is also a double and enjoys direct access to the garden, while bedroom four is another comfortable double room with a rear aspect window.

Finally, the family bathroom is well appointed with a four piece suite, including a bath, double shower, wall-hung sink, and W.C., finished with stylish part tiled walls.

The rear garden is designed for easy maintenance and relaxation, laid to lawn with gravel and patio areas providing space for outdoor seating and dining, being framed with trees for ultimate privacy.

All in all 29 Oakfield Park presents a fantastic opportunity to purchase a well appointed, modern home in one of Kirkby Lonsdale's most desirable residential areas.



Living Room



Kitchen/Dining Room



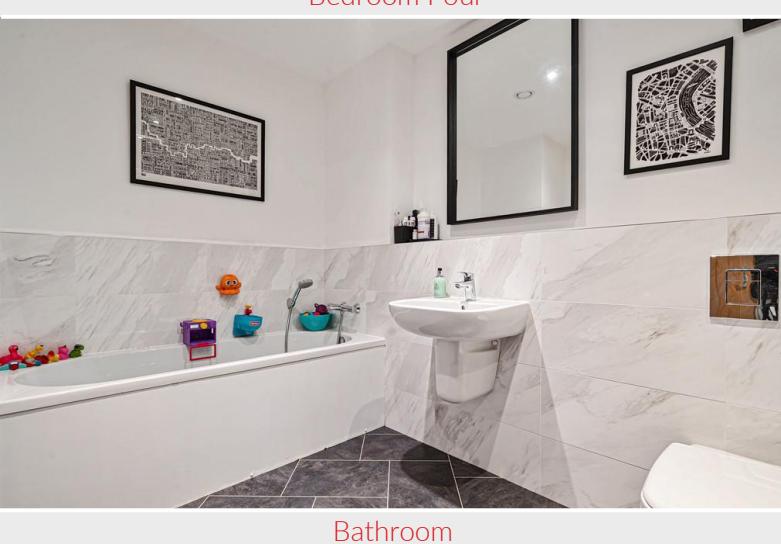
Bedroom Three



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions

Ground Floor

Living Room 16' 7" x 13' 10" (5.05m x 4.22m)

Kitchen/Dining Room 16' 6" x 10' 7" (5.03m x 3.23m)

Bedroom Two 13' 11" x 8' (4.24m x 2.44m)

Garage 19' 8" x 10' 3" (5.99m x 3.12m)

Lower Ground Floor

Bedroom One 13' 10" x 13' 8" (4.22m x 4.17m)

Walk In Wardrobe 7' x 5' (2.13m x 1.52m)

Bedroom Three 14' 11" x 10' 3" (4.55m x 3.12m)

Bedroom Four 15' x 10' 4" (4.57m x 3.15m)

Utility 8' x 5' (2.44m x 1.52m)

Property Information

Parking

Off road parking.

Tenure

Freehold (Vacant possession upon completion).

Please note, a service charge of approximately £602.44 per annum contributes towards general upkeep of the grounds and for the estate waste treatment plant.

Council Tax

Westmorland and Furness Council. Band F.

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: //released.escorting.chopper

Viewings

Strictly by appointment with Hackney & Leigh.



Bedroom One



Views



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

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-leigh.co.uk

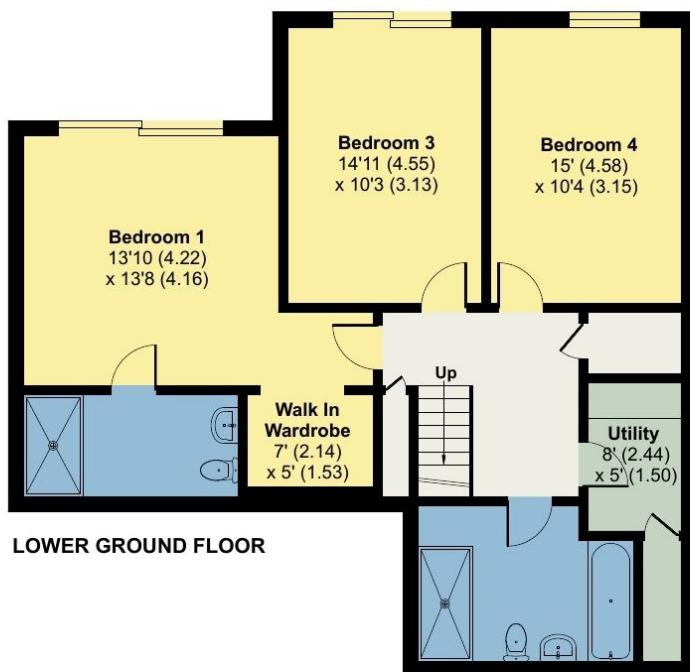
Oakfield Park, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1706 sq ft / 158.4 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1897 sq ft / 176.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Hackney & Leigh. REF: 1362657

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/10/2025.

Request a Viewing Online or Call 015242 72111